

DRAFT PLANNING AND DESIGN CODE

→ STATE
PLANNING
REFORM

PHASE THREE (URBAN AREAS)
OCTOBER 2019

Phase 3 Code Amendment for Consultation

The Phase 3 amendment to the Planning and Design Code has been prepared as a Code Amendment pursuant to section 73 of the Planning, Development and Infrastructure Act 2016.

The State Planning Commission has released the Phase 3 Code for Consultation.

If approved, the Code Amendment will be consolidated into the Planning and Design Code and used by the relevant planning authorities to assess development applications.

Editorial Notes

The following change has been made to the document:

1. Innovation Zone, Rehabilitation Subzone
 - a. Insertion of an additional Performance Outcome and Deemed-to-Satisfy Criteria (PO1.6 and DTS/DPF 1.6) which were missing from the printed document.
2. Overlays and General Policies have been placed in alphabetical order;

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Part 1 – Rules of Interpretation

This Part 1 forms part of the Planning and Design Code. It sets out how the Code implements the requirements of section 66 of the Act and instructs the user on how the Code is to be read and applied to development assessed under the *Planning, Development and Infrastructure Act 2016*.

Introduction

This is the Planning and Design Code under the *Planning, Development and Infrastructure Act 2016* (the Act). As provided by section 65 of the Act, the State Planning Commission (the Commission) is responsible for preparing and maintaining the Planning and Design Code as a statutory instrument under the Act. The Planning and Design Code, and any amendments to the Code, as published on the SA planning portal, have been adopted by the Minister.

As provided by section 66 of the Act, the primary purpose of the Planning and Design Code is to set out a comprehensive set of policies, rules and classifications which may be selected and applied in the various parts of the State through the operation of the Planning and Design Code and the SA planning database for the purposes of development assessment and related matters within the State.

The Planning and Design Code also provides for other matters envisaged by the Act, and regulations made under the Act in Parts 5, 6, 7, 8 and 9.

Commencement

The commencement date for the Planning and Design Code was 1 July 2019.

Information about amendments to the Planning and Design Code is set out in Appendix 1.

Preliminary

Library of classification criteria (Deemed-to-Satisfy criteria), policies and rules

In addition to the classification of development, the Planning and Design Code sets out a comprehensive set of policies and rules that may be selected and applied in the various parts of the State for the purposes of the assessment of performance assessed and restricted development.

The policies and rules are collated and organised into Zones, Subzones, Overlays and General Development Policies. Together they form a library of policies (“the Code Library”). The policies that make up the library have no application in their own right, but apply according to the scheme outlined in the following paragraphs.

The policies are applied to development by reference to classes of development, and spatial location.

Zones, Subzones and Overlays are assigned spatial boundaries in the various parts of the State through the operation of the SA planning database.

Classification of development

The Planning and Design Code classifies various classes of development as:

- a) accepted development (see section 104(1) of the Act); and
- b) deemed-to-satisfy development (see section 105(a) of the Act); and
- c) restricted development (see section 108(1)(a) of the Act).

All development is classified firstly by reference to its location and the Zone, Subzone and Overlays that are applicable to the location. Classification tables applicable to each Zone identify Accepted Development, Deemed-to-Satisfy development and Restricted Development.

Accepted Development

The Code classifies development as Accepted Development in an Accepted Development Classification Table relative to a particular Zone.

An Accepted Development Classification Table for each Zone specifies criteria which must be met in order for specified classes of development to be classified as Accepted Development within the Zone. For a development to be Accepted Development all criteria applicable to a class of development must be satisfied.

Deemed-to-Satisfy Development

The Code classifies development as deemed-to-satisfy development in a Deemed-to-Satisfy Development Classification Table relative to a particular Zone.

A Deemed-to-Satisfy Classification Table for each Zone specifies criteria which must be met in order for specified classes of development to be classified as deemed-to-satisfy development within the Zone. For a development to be deemed-to-satisfy development all criteria applicable to a class of development must be satisfied.

A deemed-to-Satisfy development does not require assessment against the policies and rules applicable to performance assessed development, and must be granted a consent subject to the requirements of section 106 of the Act.

Restricted Development

The Code classifies development as restricted development in a Restricted Development Table relative to each Zone. Restricted development is a form of impact assessed development for the purposes of assessment under the Act.

Performance Assessed Development - Application of Policies to Govern Performance assessed development

All development not classified as accepted, deemed-to-satisfy, restricted or impact assessed is to be assessed on its merits against the Planning and Design Code, as contemplated by section 107 of the Act. This is referred to as performance assessed development.

Application of Policies to Classes of Development

The Code applies policies to classes of development through an Applicable Policies for Performance Assessed Development Table relative to each Zone.

An Applicable Policies for Performance Assessed Development Table for each Zone specifies the policies and rules (selected from the Code library) that apply to classes of development within the Zone, including by the application of policies within Subzones and Overlays, together with the relevant General Development Policies. The Applicable Policies for Performance Assessed Development Tables also contain rules for application of the policies under the heading "Applicable Policies" including rules relating to the application of Desired Outcome policies and Designated Performance Features. The policies specified in the Applicable Policies for Performance Assessed Development Table constitute the policies applicable to the class of development within the Zone to the exclusion of all other policies within the Code library, and no other policies are applicable.

Development that does not fall within one of the specified classes of development in an Applicable Policies for Performance Assessed Development Table is designated in the Table as "All Other Development". In respect of all other development, all policies from the Zone and Subzone, and all policies in Overlays that have application to the spatial location of the development, and all General Development Policies, are selected and applied for the purpose of assessment.

Relevant Provisions

For the purposes of section 102 of the Act the relevant authority must assess the development against the applicable policies specified by the Zone Applicable Policies for Performance Assessed Development Table that are relevant to the particular development. For the avoidance of doubt, the relevant authority may determine that one or more applicable policies is not relevant to a particular development.

Policies – Desired Outcomes and Performance Outcomes

Zone, Subzone, Overlay and General Development Policies are comprised of desired outcomes and performance outcomes. These are applicable to performance assessed development and to restricted development.

Desired outcomes are policies designed to aid the interpretation of performance outcomes by setting a general policy agenda for a Zone, Subzone, Overlay or General Development Policies module. Where a relevant authority is uncertain as to whether or how a performance outcome applies to a development, the desired outcome(s) may inform its consideration of the relevance and application of a performance outcome, or in assessing the merits of the development against the applicable performance outcomes collectively.

Performance outcomes are policies designed to facilitate assessment according to specified factors, including land use, site dimensions and land division, built form and character and hazard risk minimisation.

In order to assist a relevant authority to interpret the performance outcomes, in some cases the policy includes a standard outcome which will generally meet the corresponding performance outcome (a *designated performance feature* or DPF). Without derogating from the need to assess development on its merits against all relevant policies, a DPF provides a guide to the relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not derogate from the discretion to determine that the outcome is met in another way.

Restricted Development

For the purpose of restricted development in all Zones, all policies and rules relative to the spatial location of the development together with all General Development Policies are applicable and may be determined by the Commission to be relevant for the purposes of a particular restricted development pursuant to s110(10) of the Act.

Spatial Information

Spatial boundaries of Zones, Subzones and Overlays in relation to the parts of the State to which the Planning and Design Code applies are accessed through the SA planning database.

The classifications, rules and policies applicable to a particular class of Zone, or to a Subzone or Overlay determined in the manner set out in this Introduction, are applied to the various parts of the State by reference to the correspondingly named Zones, Subzones and Overlays that the SA planning database provides access to.

Hierarchy of Policies/Modification of Provisions

Where there is an inconsistency between provisions in the library of policies, and for the purpose of section 66(3)(b) of the Act, the following rules will apply to the extent of any inconsistency between policies:

the provisions of an Overlay will prevail over all other policies applying in the particular case;

- a) a Subzone policy will prevail over a Zone policy or a General Development Policy; and
- b) a Zone policy will prevail over a General Development Policy.

Procedural Matters – Referrals

The Code also interacts with Schedule 9 of the Planning, Development and Infrastructure (General) Regulations 2017 for the purposes of section 122 of the Act. Schedule 9 prescribes development that, by reference to location, class or other features as specified in each item in the table in clause 3 of Schedule 9, and class as specified by the Code, must be referred to a body prescribed in Schedule 9. For the purposes of the specified items in the table in clause 3 of Schedule 9, the Code contains Referral Tables relative to Overlays, Zones and General Development modules. Referral Tables specify classes of development requiring referral to a prescribed body by the mechanism described in paragraph 6.2.

Referral Tables specify classes of development to which an item in the table in clause 3 of Schedule 9, identified by reference to the prescribed referral body, applies. In addition, Referral Tables identify the purpose of the referral (that being a matter that is considered by the Commission under section 66(2)(e)(ii) of the Act as being appropriate to include in the Code). Development that is within a class specified by the Referral Table, and otherwise within the corresponding item in the table in clause 3 of Schedule 9, must be referred to the prescribed referral body pursuant to s122 of the Act.

Interpretation

Definitions and Other Rules of Interpretation

A term used in the Planning and Design Code may have a meaning specifically assigned to that term by one of the following:

- a) the *Planning, Development and Infrastructure Act 2016* (the Act);
- b) the *Acts Interpretation Act 1915* (South Australia);
- c) the definitions in Parts 7 and 8 of the Planning and Design Code.

In the event a term has been assigned a meaning in more than one of the Code's parts (ie. a Zone, Subzone, Overlay, or General Development Policy), the meaning contained in the part that sits highest in the hierarchy of policies under clause 4 in Part 1 will prevail.

A reference in the Planning and Design Code to an Act includes a reference to any regulations or instrument made under the Act, and where an Act, regulation or instrument has been amended or replaced, if the context permits, includes a reference to the amended or replaced Act, regulations or instrument.

A reference in the Planning and Design Code to a specific resource document or standard, means the latest version of the resource document or standard.

Unless otherwise indicated, a reference in the Planning and Design Code to a Part, section or table is a reference to a Part, section or table of the Code.

Part 2 – Zones and Sub Zones

Business Neighbourhood Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Carport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Urban Transport Routes Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment

	<p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Place Overlay • Local Heritage Place Overlay 	<p>1 There will be no increase in the total floor area of the building</p> <p>2 There will be no alteration to the external appearance of the building.</p>
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Future Road Widening Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is detached from and ancillary to a dwelling erected on the site.</p> <p>3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p>

<ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Urban Transport Routes Overlay 	<ol style="list-style-type: none"> 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure 10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% 11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors 12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 13 The garage: <ol style="list-style-type: none"> (a) is located so that vehicle access: <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ol style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
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	<p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is detached from and ancillary to a dwelling erected on the site</p> <p>3 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>5 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>6 Total floor area does not exceed 60m²</p> <p>7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>8 Building height - does not exceed 5m</p> <p>9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) 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 abut the proposed wall or structure</p>

	<p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Urban Transport Routes Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay • Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Spa pool</p> <p>Swimming pool</p> <p>Except where any of the following apply:</p> <p>Except where any of the following apply:</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary

<ul style="list-style-type: none"> • Future Road Widening Overlay • Local Heritage Place Overlay • Historic Area Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<p>5 Location of filtration system from a dwelling on an adjoining allotment:</p> <p>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p>(b) not less than 12m in any other case.</p>
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Urban Transport Routes Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 60m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
<p>Water tank (underground)</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement attached to a building or structure Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections Overlay: All DTS
Change of use from a shop, office or consulting room to a shop, office, consulting room or any combination of these uses where the area to be occupied by the proposed development is located in an existing building and is provided with existing on-site car parking	None	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	None	Major Urban Transport Routes Overlay: [Access – Existing Access Points] DTS 3.1 Key Outback and Rural Routes Overlay: Access – Existing Access Points] DTS 3.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Except where any of the following apply: <ul style="list-style-type: none"> State Heritage Area Overlay State Heritage Place Overlay 				
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> Local Heritage Area Overlay Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay 	[Building height and setbacks]: All DTS	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3	None	Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: All DTS Coastal Areas Overlay: All DTS Future Road Widening Overlay: All DTS Hazards (Bushfire – Urban Interface) Overlay: All DTS Hazards (Bushfire – Regional) Overlay: All DTS Historic Area Overlay: DTS 2.1 Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: All DTS Non-stop Corridor Overlay: All DTS Sloping Land Overlay: All DTS Urban Transport Routes Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1		
Detached Dwelling Semi-Detached Dwelling	[Building height and	Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Regulated) Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Historic Area Overlay • Local Heritage Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	setbacks]: All DTS	Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development		Building Near Airfields Overlay: All DTS Coastal Areas Overlay: All DTS Future Road Widening Overlay: All DTS Hazards (Bushfire – Urban Interface) Overlay: All DTS Hazards (Bushfire – Regional) Overlay: All DTS Historic Area Overlay: DTS 2.1 Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: All DTS Non-stop Corridor Overlay: All DTS Sloping Land Overlay: All DTS Urban Transport Routes Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		– Access and Servicing]: DTS 16.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design]: DTS 23.1, 23.2, 23.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Site Contamination: DTS 1.1		
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or	None	Housing Renewal: All DTS	None	Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: All DTS Coastal Areas Overlay: All DTS Future Road Widening Overlay: All DTS Hazards (Bushfire – Urban Interface) Overlay: All DTS Hazards (Bushfire – Regional) Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Historic Area Overlay 				Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: All DTS Non-stop Corridor Overlay: All DTS Sloping Land Overlay: All DTS Urban Transport Routes Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Land division	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	None
Temporary change of use to a <u>sales office</u> within an existing building for no more than 2 years	None	None	None	None
The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Historic Shipwrecks Overlay 	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 				

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: All	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	Advertising Near Signalised Intersections Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All

				<p>Future Road Widening Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>
Carport Outbuilding (in the form of a garage)	None	Design in Urban Areas [All Residential Development –	None	Advertising Near Signalised

		<p>Ancillary Development]: DTS 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less</p> <p>Car parking, Access and Manoeuvrability]: All</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5</p>		<p>Intersections Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p>
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				State Heritage Place Overlay: All Urban Transport Routes Overlay: All
Consulting room Office	[Land use and intensity]: All [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Murray Darling Basin Overlay: All

		<p>[Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
Community facility	<p>[Land use and intensity]: All</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p>

	<p>[Concept plans]: All</p>	<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>	<p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p>
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		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
Demolition of a State or Local Heritage Place	None	None	None	<p>Local Heritage Place Overlay: All</p> <p>State Heritage Place Overlay: All</p>
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	<p>Historic Area Overlay: All</p> <p>State Heritage Area Overlay: All</p>
Detached dwelling Semi-detached dwelling	<p>[Land use and intensity]: All</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy</p>	None	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights</p>

	<p>[Concept plans]: All</p>	<p>Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential</p>		<p>(Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p>
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		<p>Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or</p>		<p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p>
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		<p>Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p>		
Dwelling addition	<p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p>	None	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p>

		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise</p>		<p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>
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		or Vibration]: PO 4.4 Site Contamination: PO 1.1		Water Protection Area Overlay: All
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority	None	Housing Renewal: All	None	Affordable Housing Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport

				<p>Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p>
Fence	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: PO 8.1	None	
Group dwelling	[Land use and intensity]: All [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy	None	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights</p>

		<p>Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses</p>		<p>(Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p>
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		<p>[Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p>
Land division	[Land Division]: All	Land Division in Urban Areas: All	None	
Residential apartment building	<p>[Land use and intensity]: All</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking</p>	None	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p>

		<p>[Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p>
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				<p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p>
Retaining wall	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: All	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p>

				<p>River Murray Flood Plain Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>
Row dwelling	<p>[Land use and intensity]: All</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External</p>	None	<p>Advertising Near Signalised Intersections Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Historic Area Overlay: All</p>

		<p>Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential</p>		<p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>
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		<p>Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p>		
Shop	<p>[Land use and intensity]: All</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Non</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p>

		<p>Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		<p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p>
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		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
Tree-damaging activity	None	None	None	<p>Regulated Tree Overlay: All</p> <p>Significant Tree Overlay: All</p>
Verandah Shade sail	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p>

				<p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development	Exclusions
The following Classes of Development are classified as Restricted subject to any 'Exclusions'	
General industry	
Motor repair station	
Shop	Restaurant Any other shop with a gross leasable floor area less than 500m ²

Procedural Matters (PM)

Notification
<p>All classes of performance assessed development are excluded from notification except where they involve any of the following:</p> <p>(a) development identified as “all other code assessed development” in Business Neighbourhood Zone Table 3</p> <p>(b) development that fails to comply with DPF 3.1</p> <p>(c) hotel</p> <p>(d) industry</p> <p>(e) shop, office or consulting room with a floor area exceeding 250m²</p>

Assessment Provisions

Desired Outcome (DO)

DO 1

A low rise medium density environment accommodating a variety of housing and accommodation types co-existing with a mix of low impact employment-generating land uses.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Shops, office, consulting room and other low impact non-residential uses supported by a variety of compact, medium density housing and accommodation types.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Dwelling
- Community facility
- Consulting room
- Office
- Shop

PO 1.2

Small scale business and commercial land uses complement the prevailing neighbourhood character.

DTS/DPF 1.2

The gross leasable floor area of a shop, office or consulting room does not exceed 250m².

Built Form and Character

PO 2.1

Buildings are of a scale and design that complements surrounding built form, streetscapes and local character.

DTS/DPF 2.1

None are applicable.

PO 2.2

Development provides attractive landscaping to the primary street frontage.

DTS/DPF 2.2

None are applicable.

PO 2.3

Site coverage is limited to provide space for landscaping, open space and pervious areas.

DTS/DPF 2.3

Site coverage does not exceed 60% of site area.

Building height and setbacks

PO 3.1

Buildings are of low-to-medium rise scale, with the highest intensity of built form at the centre of the zone and lower scale built form adjoining a zone primarily intended to accommodate residential development.

DTS/DPF 3.1

Building height does not exceed:

- a. 2 building levels or 9 metres on sites adjoining a residential allotment within a different zone; or
- b. 3 building levels or 12 metres in all other cases.

PO 3.2

Buildings set back from primary street boundaries to contribute to a consistent streetscape.

DTS/DPF 3.2

Buildings set back from the primary street frontage the lesser of the following:

- (a) the average of any existing buildings on either of the adjoining sites having frontage to the same street; or
- (b) not less than 5m where no building exists on an adjoining site.

PO 3.3

Buildings set back from secondary street boundaries (other than rear laneways) to contribute to a consistent streetscape.

DTS/DPF 3.3

Buildings set back from the secondary street frontage:

- (a) the average of any existing buildings on adjoining sites having frontage to the same street; or
- (b) not less than 0.9m where no building exists on an adjoining site.

PO 3.4

Boundary walls are limited in height and length to manage impacts on adjoining properties.

DTS/DPF 3.4

Except where the development is a dwelling located on a central site within a row dwelling development, buildings with side boundary walls are sited on only one side boundary and either:

- a. adjoin or abut a boundary wall of a building on adjoining land for the same length and height; or
- b. do not exceed the following:
 - i. 3m in height from the top of the footings;
 - ii. 10m in length;
 - iii. when combined with other walls on the boundary of the subject development site, maximum 45% of the length of the boundary; and
- c. are setback at least 3 metres from any other existing or proposed boundary walls on the subject land.

PO 3.5

Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.

DTS/DPF 3.5

Dwellings in a semi-detached or row arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site.

PO 3.6

Buildings are set back from side boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality; and
- (b) access to natural light and ventilation for neighbours.

DTS/DPF 3.6

Other than walls located on a side boundary, buildings are set back at least 0.9 metres from side boundaries.

PO 3.7

Buildings are set back from rear boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality;
- (b) access to natural light and ventilation for neighbours;
- (c) open space recreational opportunities; and
- (d) space for landscaping and vegetation.

DTS/DPF 3.7

1 Buildings are set back from the rear boundary at least:

- (a) 3m for the first building level; and
- (b) 5m for any second building level.

Land Division

PO 4.1

Land division and site amalgamation that creates allotments that vary in size and are suitable for a variety of residential and commercial activities and that improve the level of development integration.

DTS/DPF 4.1

None are applicable.

Advertisements

PO 5.1

Freestanding advertisements are not visually dominant within the locality.

DTS/DPF 5.1

Freestanding advertisements:

- (a) do not exceed 6m in height above natural ground level; and
- (b) do not have a face that exceeds 4m² per side.

Procedural Matters (PM)

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) development identified as “all other code assessed development” in Business Neighbourhood Zone Table 3
- (b) development that fails to comply with DPF 3.1
- (c) hotel
- (d) industry
- (e) shop, office or consulting room with a floor area exceeding 250m²

Caravan and Tourist Park Zone

Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<p>Carport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is 	<p>14 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>15 It is ancillary to a dwelling erected on the site</p> <p>16 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>17 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>18 Total floor area - does not exceed 40m²</p> <p>19 Post height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>20 Building height - does not exceed 5m</p> <p>21 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>22 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it 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 abut the proposed wall or structure</p> <p>23 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p>

<p>altered or a new access is created</p> <ul style="list-style-type: none"> • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>24 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>25 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>26 The carport:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Historic Shipwreck identified in the Historic Shipwrecks Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>3 There will be no increase in the total floor area of the building</p> <p>4 There will be no alteration to the external appearance of the building.</p>
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay 	<p>15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>16 It is detached from and ancillary to a dwelling erected on the site.</p>

<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>17 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>18 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>19 Total floor area - does not exceed 40m²</p> <p>20 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>21 Building height - does not exceed 5m</p> <p>22 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p style="padding-left: 20px;">(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p style="padding-left: 20px;">(b) 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</p> <p>23 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p style="padding-left: 20px;">(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p style="padding-left: 20px;">(b) it 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 abut the proposed wall or structure</p> <p>24 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>25 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>26 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>27 The garage:</p> <p style="padding-left: 20px;">(a) is located so that vehicle access:</p> <p style="padding-left: 40px;">i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p style="padding-left: 40px;">ii. will use a driveway that:</p> <p style="padding-left: 60px;">A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p style="padding-left: 60px;">B. will not interfere with an item of street furniture (including directional signs,</p>
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	<p>lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>28 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>13 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>14 It is detached from and ancillary to a dwelling erected on the site</p> <p>15 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>16 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>17 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>18 Total floor area does not exceed 40m²</p> <p>19 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>20 Building height - does not exceed 5m</p> <p>21 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>22 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) 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</p>

	<p>building that would be adjacent to or abut the proposed wall or structure</p> <p>23 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>24 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>3 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay 	<p>8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>9 Shade sail consists of permeable material</p> <p>10 The total area of the sail - does not exceed 40m²</p> <p>11 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>12 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>13 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p>

<ul style="list-style-type: none"> • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>14 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>4 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>5 Panels and associated components do not overhang any part of the roof</p> <p>6 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Historic Shipwrecks Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay. 	<p>6 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>7 It is ancillary to a caravan and tourist park erected on the site</p> <p>8 Allotment boundary setback – not less than 1m</p> <p>9 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>10 Location of filtration system from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.</p>
<p>Verandah Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay 	<p>9 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>10 It is ancillary to a dwelling erected on the site</p> <p>11 Primary street setback – as far back as the building line of the building to which it is ancillary</p>

<ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 12 Total floor area - does not exceed 40m² 13 Post height - does not exceed 3m measured from natural ground level 14 Building height - does not exceed 5m 15 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 16 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Historic Shipwrecks Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 3 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 4 The tank (including any associated pump) is located wholly below the level of the ground.
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Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Sloping Land Overlay State Heritage Place Overlay Water Resources Overlay 	[Advertisements]: DTS 5.1	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Historic Shipwrecks: DTS 1.1 Key Outback and Rural Routes: DTS 8.1, 10.1 Key Railway Crossings: DTS 1.1 Major Transport Routes: DTS 8.1, 10.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1
Carport Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire - Regional) Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Sloping Land Overlay State Heritage Place Overlay Water Protection Area Overlay 	[Built Form and Character]: DTS 2.3, 2.4	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Historic Shipwrecks: DTS 1.1 Key Outback and Rural Routes: DTS All Key Railway Crossings: DTS 1.1 Major Transport Routes: DTS All Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Water Resources Overlay 				
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire - High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - Urban Interface) Overlay Hazards (Bushfire - Regional) Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Murray Darling Basin Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay River Murray Tributaries Area Overlay Sloping Land Overlay State Heritage Place Overlay Water Protection Area Overlay Water Resources Overlay 	[Built Form and Character]: DTS 2.2, 2.3, 2.4	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Historic Shipwrecks: DTS 1.1 Key Outback and Rural Routes: DTS 8.1, 10.1 Major Transport Routes: DTS 8.1, 10.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1
Detached dwelling Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire - High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - Urban Interface) Overlay Hazards (Bushfire - Regional) Overlay 	[Land Use and Intensity]: DTS 1.1, 1.4 [Built Form and Character]: DTS 2.2, 2.3, 2.4	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Historic Shipwrecks: DTS 1.1 Key Outback and Rural Routes: DTS All Key Railway Crossings: DTS 1.1 Major Transport Routes: DTS All Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Murray Darling Basin Overlay Prescribed Water Resources Area Overlay Prescribed Watercourses Overlay Prescribed Wells Area Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay River Murray Tributaries Area Overlay Sloping Land Overlay State Heritage Place Overlay Water Protection Area Overlay Water Resources Overlay 		Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 23.1, 23.2, 23.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Interface Between Rural Activities]: DTS 9.3, 9.4, 9.5 Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas): DTS 10.1 Site Contamination: DTS 1.1		Urban Transport Routes: DTS All
Office Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay 	[Land Use and Intensity]: DTS 1.1, 1.7 [Built Form and Character]: DTS 2.2, 2.3, 2.4	Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5 Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Historic Shipwrecks: DTS 1.1 Key Outback and Rural Routes: DTS All Key Railway Crossings: DTS 1.1 Major Transport Routes: DTS All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria			
	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Hazards (Bushfire - Urban Interface) Overlay Hazards (Bushfire - Regional) Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Murray Darling Basin Overlay Prescribed Water Resources Area Overlay Prescribed Watercourses Overlay Prescribed Wells Area Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay River Murray Tributaries Area Overlay Sloping Land Overlay State Heritage Place Overlay Traffic Generating Development Overlay Water Protection Area Overlay Water Resources Overlay 		Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS All
Shop Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire - Urban Interface) Overlay Hazards (Bushfire - Regional) Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay 	[Land Use and Intensity]: DTS 1.1, 1.6 [Built Form and Character]: DTS 2.2, 2.3, 2.4	Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5 Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Air Quality]: DTS 5.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Historic Shipwrecks: DTS 1.1 Key Outback and Rural Routes: DTS All Key Railway Crossings: DTS 1.1 Major Transport Routes: DTS All Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Murray Darling Basin Overlay Prescribed Water Resources Area Overlay Prescribed Watercourses Overlay Prescribed Wells Area Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay River Murray Tributaries Area Overlay Sloping Land Overlay State Heritage Place Overlay Traffic Generating Development Overlay Water Protection Area Overlay Water Resources Overlay 				
Tourist Accommodation Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire - Urban Interface) Overlay Hazards (Bushfire - Regional) Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Murray Darling Basin Overlay Prescribed Water Resources Area Overlay Prescribed Watercourses Overlay 	[Land Use and Intensity]: DTS 1.1, 1.6 [Built Form and Character]: DTS 2.2, 2.3, 2.4	Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5 Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Air Quality]: DTS 5.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Historic Shipwrecks: DTS 1.1 Key Outback and Rural Routes: DTS All Key Railway Crossings: DTS 1.1 Major Transport Routes: DTS All Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Prescribed Wells Area Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Place Overlay • Traffic Generating Development Overlay • Water Protection Area Overlay • Water Resources Overlay 				

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
Advertisements	[Advertisements]: PO 5.1	Advertisements [Appearance]: PO 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: 1.1, 1.2 Character Preservation District: PO 2.1, 2.2, 3.2, 3.3, 3.4, 3.5, 3.6, 4.1 Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Flooding): All Historic Area: All Historic Shipwrecks: PO 1.1 Key Outback and Rural Routes: PO 8.1, 10.1 Key Railway Crossings: PO 1.1 Local Heritage Place: All Major Transport Routes: PO 8.1, 10.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Marine Parks (Managed Use): All Native Vegetation: PO 1.1, 1.2 Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Urban Transport Routes: PO 8.1, 10.1 Water Resources: All
Carport Outbuilding (in the form of a garage)	[Built Form and Character]: PO 2.3, 2.4	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Historic Shipwrecks: PO 1.1 Key Outback and Rural Routes: All Key Railway Crossings: PO 1.1 Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: PO 1.1, 1.2 Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Urban Transport Routes: All Water Protection Area: All Water Resources: All
Detached dwelling	[Land Use and Intensity]: PO 1.1, 1.4	Clearance from Overhead Powerlines: PO 1.1		Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Built Form and Character]: PO 2.2, 2.3, 2.4	<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>		<p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Key Outback and Rural Routes: PO All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Major Transport Routes: PO All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.3, 9.4, 9.5</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: PO 1.1</p>		
Dwelling addition	[Built Form and Character]: PO 2.2, 2.3, 2.4	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: PO 1.1</p> <p>Key Outback and Rural Routes: PO 8.1, 10.1</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Major Transport Routes: PO 8.1, 10.1</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land Overlay</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Urban Transport Routes: PO 8.1, 10.1</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Office	[Land Use and Intensity]: PO 1.1, 1.7	<p>Clearance from Overhead Powerlines: PO 1.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Built Form and Character]: PO 2.2, 2.3, 2.4	Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, .2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1		Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Urban Interface): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Historic Shipwrecks: PO 1.1 Key Outback and Rural Routes: PO All Key Railway Crossings: PO 1.1 Local Heritage Place: All Major Transport Routes: PO All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Water Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: All Ramsar Wetlands: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
Shop Except where any of the following apply: • The gross leasable floor area is more than 250m ²	[Land Use and Intensity]: PO 1.1, 1.6 [Built Form and Character]: PO 2.2, 2.3, 2.4	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [Car Parking Appearance]: PO 6.4, 6.5 Interface Between Land Uses [Hours of Operation]: PO 2.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: PO 1.1</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Tree damaging activity	None	None	None	Regulated Tree: All
Tourist accommodation	[Land Use and Intensity]: DTS 1.1, 1.6 [Built Form and Character]: DTS 2.2, 2.3, 2.4	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.4, 6.5</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): DTS 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Tourism Development: All</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: PO 1.1</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Verandah	[Built Form and Character]: PO 2.3, 2.4	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Hazards (Bushfire - General Risk): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Historic Shipwrecks: PO 1.1 Key Outback and Rural Routes: PO 8.1, 10.1 Key Railway Crossings: PO 1.1 Local Heritage Place: All Major Transport Routes: PO 8.1, 10.1 Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: PO 1.1, 1.2 Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Urban Transport Routes: PO 8.1, 10.1 Water Protection Area: All Water Resources: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Industry	Light industry
Land division	Land division where a lease or licence agreement is made, granted or accepted under the <i>Residential Parks Act 2007</i>
Shop	Where: (a) the gross leasable floor area is no more than 300m ² : or (b) it is a restaurant.

Assessment Provisions

Desired Outcomes (DO)

DO 1

Tourist accommodation and associated services and facilities that enhance visitor experiences and enjoyment.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

The provision of tourist accommodation in non-permanent structures largely in the form of caravan and camping sites, cabins and transportable dwellings, complemented by permanent buildings for tourist accommodation in appropriate locations and a range of associated facilities to enhance experiences for travellers.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- (a) Advertisement
- (b) Amenity block, including shower, toilet and laundry facilities
- (c) Dwelling in the form of a manager's residence ancillary to tourist accommodation
- (d) Office ancillary to tourist accommodation
- (e) Recreation area including tennis court, basketball court, playground
- (f) Shop ancillary to tourist accommodation
- (g) Swimming pool/spa pool
- (h) Tourist accommodation comprising cabins, caravans, camping ground.

PO 1.2

Tourist accommodation and associated facilities within an open landscaped setting for the amenity of travellers.

DTS/DPF 1.2

None are applicable.

PO 1.3

On-site amenities including shower, toilet and laundry facilities, recreation areas, swimming pool/spa and similar activities provided in association with tourist accommodation at a scale commensurate with the number of travellers and residents able to be accommodate within the relevant park for their convenience and enjoyment.

DTS/DPF 1.3

None are applicable.

PO 1.4

Dwelling in the form of a manager or caretaker residence associated with and ancillary to tourist accommodation for the efficient management, maintenance and support of tourist activities.

DTS/DPF 1.4

Dwelling:

- (a) ancillary to and located on the same allotment as tourist accommodation;
- (b) having a demonstrated connection with tourist accommodation; and
- (c) will not result in more than one worker's dwelling on an allotment.

PO 1.5

Caravans, cabins and other forms of accommodation used for non-traveller residential purposes does not unduly compromise the provision and availability of tourist accommodation for the benefit and convenience of travellers.

DTS/DPF 1.5

Residential accommodation comprises no more than 40% of the total number of residences (cabins, caravan and camping sites and other accommodation) on each allotment.

PO 1.6

Shop associated with and ancillary to tourist accommodation as a convenient service to travellers accommodated within the zone.

DTS/DPF 1.6

Shop:

- (a) ancillary to and located on the same allotment as tourist accommodation; and
- (b) with a gross leasable floor area up to 150m².

PO 1.7

Office associated with and ancillary to tourist accommodation to support the management and operational aspects of tourist development.

DTS/DPF 1.7

Office:

- (a) ancillary to and located on the same allotment as tourist accommodation; and
- (b) with a gross leasable floor area up to 50m².

Built Form and Character

PO 2.1

Landscaping used to define spaces, reinforce internal networks, screen utility areas and provide a screen from surrounding uses to enhance visual amenity within and around the perimeter of the zone.

DTS/DPF 2.1

None are applicable.

PO 2.2

Buildings, fixtures attached to land and recreational facilities are setback from internal roads to accommodate vehicular movements and contribute to the safety of residents and travellers.

DTS/DPF 2.2

All building, fixture attached to land and recreational facility setback at least 1 metre from an internal road.

PO 2.3

Buildings setback from public roads to mitigate impacts on the streetscape.

DTS/DPF 2.3

Buildings setback at least 6 metres from a public road.

PO 2.4

Buildings and caravan and camping sites and recreational areas setback from the boundary of the zone to minimise impacts on neighbouring properties.

DTS/DPF 2.4

Buildings, caravan and camping sites and recreational areas setback at least 2 metres from the zone boundary and an adjoining site in other ownership used for residential purposes.

Land Division

PO 3.1

No additional allotment(s) created wholly or partly except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007 to provide for the secure accommodation of longer-term residents.

DTS/DPF 3.1

Land division for a lease or license under the Residential Parks Act 2007 where an agreement is made, granted or accepted under that Act.

PO 3.2

Each caravan, cabin and dwelling is provided with adequate space for the occupant's exclusive use to enhance the amenity for travellers being accommodated.

DTS/DPF 3.2

Caravan, cabin and dwelling sites that are not less than 100m² in area.

Internal Roads

PO 4.1

Internal road surfaces treated to prevent the generation of dust to contribute to the amenity of residents and travellers.

DTS/DPF 4.1

None are applicable.

Advertisements

PO 5.1

Freestanding advertisements do not create a visually dominant element within the locality, particularly when facing a residential area.

DTS/DPF 5.1

Freestanding advertisement:

- (a) up to 2m in height above natural ground level and up to 2m² per sign face when located adjacent to a zone primarily for residential development;
- (b) in any other case, up to 4m in height above natural ground level and up to 4m² per sign face.

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Caravan and Tourist Park Zone Table 3
- (c) restaurant located within 30m of a zone primarily for residential purposes or an existing dwelling on land in other ownership
- (d) shop with a gross leasable floor area more than 150m² where adjacent to land used for residential purposes.

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Commonwealth Facility Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	27 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 28 It is ancillary to a dwelling erected on the site 29 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 30 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 31 Total floor area - does not exceed 40m ² 32 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 33 Building height - does not exceed 5m 34 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 35 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure 36 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment

	<p>37 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>38 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>39 The carport:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
Demolition	None.
Internal building work	<p>5 There will be no increase in the total floor area of the building</p> <p>6 There will be no alteration to the external appearance of the building.</p>
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>29 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>30 It is detached from and ancillary to a dwelling erected on the site.</p> <p>31 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>32 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>33 Total floor area - does not exceed 40m²</p> <p>34 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>35 Building height - does not exceed 5m</p> <p>36 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p>

	<p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>37 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it 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 abut the proposed wall or structure</p> <p>38 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>39 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>40 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>41 The garage:</p> <p>(a) is located so that vehicle access:</p> <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ol style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>42 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p>	<p>25 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p>

<ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>26 It is detached from and ancillary to a dwelling erected on the site</p> <p>27 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>28 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>29 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>30 Total floor area does not exceed 40m²</p> <p>31 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>32 Building height - does not exceed 5m</p> <p>33 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>34 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) 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 abut the proposed wall or structure</p> <p>35 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>36 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>5 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>6 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>7 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>8 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay 	<p>15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>16 Shade sail consists of permeable material</p> <p>17 The total area of the sail - does not exceed 40m²</p>

<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>18 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>19 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>20 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>21 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted)</p>	<p>7 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>8 Panels and associated components do not overhang any part of the roof</p> <p>9 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>11 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>12 It is ancillary to a dwelling erected on the site</p> <p>13 Allotment boundary setback – not less than 1m</p> <p>14 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>15 Location of filtration system from a dwelling on an adjoining allotment:</p> <p>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p>(b) not less than 12m in any other case.</p>
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<p>17 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>18 It is ancillary to a dwelling erected on the site</p> <p>19 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>20 Total floor area - does not exceed 40m²</p> <p>21 Post height - does not exceed 3m measured from natural ground level</p> <p>22 Building height - does not exceed 5m</p> <p>23 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>24 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.</p>

<p>Water tank (above ground) Except where any of the following apply</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 9 The tank is part of a roof drainage system 10 Total floor area - not exceeding 15m² 11 The tank is located wholly above ground 12 Tank height – does not exceed 4m above natural ground level 13 Primary street setback – at least as far back as the building line of the building to which it is ancillary 14 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 5 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 6 The tank (including any associated pump) is located wholly below the level of the ground.
<p>Protective tree netting structure Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 3 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour 4 In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire – Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <ol style="list-style-type: none"> (a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or (b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site 5 No part of the netting canopy of the protective tree netting structure: <ol style="list-style-type: none"> (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve)

	<p>6 The points of attachment of any cables will not be located:</p> <ul style="list-style-type: none">(a) outside the boundaries of the site; or(b) within a watercourse (within the meaning of the Natural Resources Management Act 2004) <p>7 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:</p> <ul style="list-style-type: none">(a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling(b) in any other case, no part of the netting canopy is within 15m of the dwelling.
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Table 2 - Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
None specified				

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
All Code Assessed Development	All	All	None	Any Relevant Overlays: All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
None Specified	

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

A zone accommodating nationally significant aviation and defence related activities.

[NOTE: Land in the zone is subject to Commonwealth laws where development may occur without the need for an approval under the *Planning, Development and Infrastructure Act 2016*. In circumstance where a class of development is proposed that is subject to State planning laws, the development is subject to assessment against the Planning and Design Code]

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use

PO 1.1

Commonwealth aviation and defence related development and complementary activities.

DTS/DPF 1.1

None are applicable.

Procedural Matters (PM)

Notification
None specified.
Placement of Notices – Exemptions for Performance Assessed Development
None specified.
Placement of Notices – Exemptions for Restricted Development
None specified.

Community Facilities Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	4 Building work is associated with a railway 5 It is situated (or to be situated) on railway land 6 It is required for the conduct or maintenance of railway activities.
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	7 There will be no increase in the total floor area of the building 8 There will be no alteration to the external appearance of the building.
Private bushfire shelters Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	9 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 10 Primary street setback – at least as far back as the building to which it is ancillary 11 Secondary street setback – at least 900mm from the boundary of the allotment 12 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).

<ul style="list-style-type: none"> • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>22 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>23 Shade sail consists of permeable material</p> <p>24 The total area of the sail - does not exceed 40m²</p> <p>25 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>26 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>27 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>28 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	<p>10 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>11 Panels and associated components do not overhang any part of the roof</p> <p>12 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>

<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>16 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>17 It is ancillary to a building erected on the site</p> <p>18 Allotment boundary setback – not less than 1m</p> <p>19 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>20 Location of filtration system from a building on an adjoining allotment:</p> <p style="padding-left: 20px;">(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p style="padding-left: 20px;">(b) not less than 12m in any other case.</p>
<p>Water tank (above ground)</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>16 The tank is part of a roof drainage system</p> <p>17 Total floor area - not exceeding 15m²</p> <p>18 The tank is located wholly above ground</p> <p>19 Tank height – does not exceed 4m above natural ground level</p> <p>20 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>21 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>

Water tank (underground)

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 7 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 8 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Future Road Widening: DTS 1.1 Key Outback and Rural Routes: 8.1 Major Urban Transport Routes: 8.1 Native Vegetation: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay 				Urban Transport Routes: 8.1

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	None	Clearance from Overhead Powerlines: PO 1.1 Advertisements [Appearance]: PO 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Future Road Widening: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: All Local Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Major Urban Transport Routes: All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All Non-stop Corridor: All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Urban Transport Routes: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within the Historic Area Overlay or	All	None	None	Historic Area: All State Heritage Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
State Heritage Area Overlay				
Tree Damaging Activity	None	None	None	Regulated Trees: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
None Specified	

Assessment Provisions

Desired Outcomes (DO)

DO 1

Provision of a range of public and private community, educational, recreational and health care facilities.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Development is associated with or ancillary to the provision of community, educational, recreational and / or health care services.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Consulting room
- Educational establishment
- Indoor recreation facility
- Office
- Place of worship
- Pre-school
- Recreation area
- Shop

PO 1.2

Integration and coordination of adjoining land uses to enhance accessibility and efficiency in service delivery.

DTS/DPF 1.2

None are applicable.

PO 1.3

Development avoids inhibiting or prejudicing future delivery of community, educational, recreational or health care services.

DTS/DPF 1.3

None are applicable.

Built Form and Character

PO 2.1

A range of low to medium rise buildings, with the highest intensity of built form at the centre of the zone and lower scale at the peripheral zone interface.

DTS/DPF 2.1

Building height does not exceed a maximum height specified in the *Building Height Technical and Numeric Variations Overlay*.

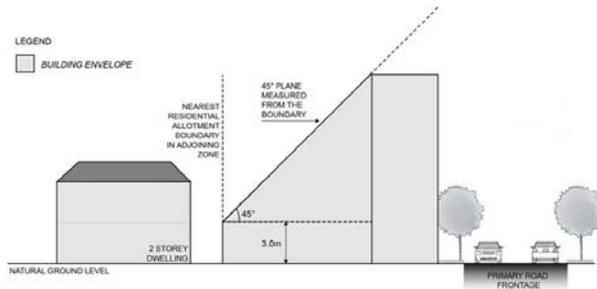
Interface Height

PO 3.1

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood zone.

DTS/DPF 3.1

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 allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 3.2 will apply, or where this boundary is the primary street boundary):

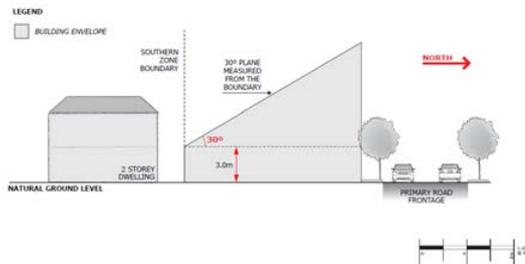


PO 3.2

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

DTS/DPF 3.2

Buildings on sites with a southern boundary adjoining a residential allotment within a neighbourhood zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:



Procedural Matters (PM)

Notification of Performance assessed development

All classes of development are excluded from notification except where it involves any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Community Facilities Zone Table 3

Conservation Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	7 Building work is associated with a railway 8 It is situated (or to be situated) on railway land 9 It is required for the conduct or maintenance of railway activities.
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Historic Shipwreck identified in the Historic Shipwrecks Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Private bushfire shelters Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) General Overlay • Historic Area Overlay 	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Primary street setback – at least as far back as the building to which it is ancillary 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).

<ul style="list-style-type: none"> • Historic Shipwrecks Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) General Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all

<ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<p>relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>13 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>14 Panels and associated components do not overhang any part of the roof</p> <p>15 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay 	<p>22 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>23 The tank is part of a roof drainage system</p> <p>24 Total floor area - not exceeding 15m²</p> <p>25 The tank is located wholly above ground</p> <p>26 Tank height – does not exceed 4m above natural ground level</p> <p>27 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>28 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>

<ul style="list-style-type: none"> • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Historic Shipwrecks Overlay • Native Vegetation Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<p>9 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>10 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 - Deemed-to-Satisfy Development Classification

Development Type The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Relevant Requirements Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Flooding) General Overlay Historic Area Overlay Local Heritage Place Overlay Non-stop Corridor Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Significant Landscape Protection Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay Water Resources Overlay 	[Advertisement]: DTS 6.1, 6.2	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertisements [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: DTS 1.1 Key Outback and Rural Route Overlay: DTS 8.1, 10.1 Major Transport Routes: DTS 8.1, DTS 10.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1

Table 3 – Applicable Policies for Performance Assessed Development

Development Type	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisement]: PO 6.1, 6.2	Advertisements [Appearance]: PO 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2

		<p>Advertisements [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p> <p>Clearance from Overhead Powerlines: PO 1.1</p>		<p>Building Near Airfields: PO 1.1</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Hazards (Acid Sulfate Soils): PO 1.1</p> <p>Hazards (Flooding) General: All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: PO 1.1</p> <p>Key Outback and Rural Route: PO 8.1, 10.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: PO 8.1, DTS 10.1</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Non-stop Corridor: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Urban Transport Routes: PO 8.1, 10.1</p> <p>Water Resources: All</p>
<p>Agricultural building</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Dwelling Subzone • Small Scale Settlement Subzone • Visitor Experience Subzone 	<p>[Land Use] PO 1.1, 1.3</p> <p>[Environmental Protection]: PO 3.1</p> <p>[Built Form and Character]: PO 4.1, 4.2, 4.4</p> <p>[Access and Car Parking]: PO 5.1, 5.2, 5.6</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1</p>	<p>Visitor Experience Subzone: All</p> <p>Dwelling Subzone: All</p> <p>Small-scale settlement Subzone: All</p> <p>Aquaculture and Recreation Subzone: All</p>	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: PO 1.1</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire - General Risk): PO 1.1, 2.1, 2.2</p> <p>Hazards (Bushfire - High Risk): PO 2.1, 3.1, 3.2</p> <p>Hazards (Bushfire - Medium Risk): PO 1.1, 2.1, 2.2</p> <p>Hazards (Bushfire - Regional): PO 1.1, 2.1, 2.2</p> <p>Hazards (Flooding): PO 2.1, 2.2, 2.3, 2.4, 3.1, 3.2, 4.1, 4.2</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p>

				<p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Demolition of a State or Local Heritage Place	None	None	None	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	<p>Historic Area: All</p> <p>State Heritage Area: All</p>
<p>Dwelling</p> <p>Where any of the following apply:</p> <ul style="list-style-type: none"> Dwelling Subzone Small Scale Settlement Subzone 	<p>[Land use]: PO 1.1</p> <p>[Built Form and Character]: PO 4.1, 4.2, 4.4</p> <p>[Hazard Risk Minimisation]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1, 10.2</p> <p>Design in Rural Areas [All Residential Development - Outlook and Amenity] PO 11.1</p> <p>Design in Rural Areas [All Residential Development - Access and Servicing]: PO 12.1</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 14.1, 14.2, 14.3</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 18.3, 18.4, 18.5</p> <p>Design in Rural Areas [Design of Transportable Dwellings]: PO 20.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.6. 9.7</p>	<p>Dwelling Subzone: All</p> <p>Small-scale settlement Subzone: All</p>	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p>

		<p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas): PO 10.1</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		<p>Marine Parks (Restricted Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>Resource Extraction Protection Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure (Gas Pipelines): PO 2.1</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Dwelling addition	<p>[Built Form and Character]: PO 4.1, 4.2, 4.4</p> <p>[Hazard Risk Minimisation]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1</p>	<p>Visitor Experience Subzone: All</p> <p>Dwelling Subzone: All</p> <p>Small-scale settlement Subzone: All</p> <p>Aquaculture and Recreation Subzone: All</p>	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: PO 1.3</p> <p>Character Preservation District: PO 3.1, 3.2, 3.3, 3.4, 4.1</p> <p>Coastal Areas [Hazard Risk Minimisation] [Environment Protection]: All</p> <p>Defence Aviation Area: PO 1.1</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p>

				<p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): PO 3.1, 3.2, 3.3, 3.4, 4.1, 5.1, 5.2</p> <p>Historic Area: PO 2.1, 2.2</p> <p>Historic Shipwrecks: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p> <p>Ramsar Wetlands: All</p> <p>Resource Extraction Protection Area: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Water Resources: All</p>
<p>Farming</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Dwelling Subzone • Small Scale Settlement Subzone • Visitor Experience Subzone 	<p>[Land Use]: PO 1.1, 1.3</p> <p>[Environmental Protection]: PO 3.1</p>	None	None	<p>Character Preservation District: All</p> <p>Coastal Areas Overlay: All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
<p>Land division</p>	<p>[Land Division]: PO 2.1</p> <p>[Environmental Protection]: PO 3.1</p>	Land Division in Rural Areas: All	<p>Visitor Experience Subzone: All</p> <p>Dwelling Subzone: All</p>	<p>Character Preservation District: All</p> <p>Coastal Areas: PO 1.1, 1.2, 1.3</p> <p>Environment and Food Production Area: All</p>

			Small-scale settlement Subzone: All Aquaculture and Recreation Subzone: All	<p>Hazards (Bushfire - General Risk) [Land Division]: All</p> <p>Hazards (Bushfire - High Risk) [Land Division]: All</p> <p>Hazards (Bushfire - Medium Risk) [Land Division]: All</p> <p>Hazards (Bushfire - Regional) [Land Division]: All</p> <p>Hazards (Bushfire – Urban Interface) [Land Division]: All</p> <p>Hazards (Flooding) [Land Division]: All</p> <p>Historic Area: PO 4.1</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: PO 4.1</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): PO 5.1, 5.2</p> <p>Mt Lofty Ranges Catchment (Area 2): 5.1, 5.2</p> <p>Native Vegetation: 2.1</p> <p>Non-stop Corridor: All</p> <p>Ramsar Wetlands: 2.1</p> <p>Regulated Trees: 3.1</p> <p>Resource Extraction Protection Area: All</p> <p>River Murray Flood Plain: PO 2.1, 2.2</p> <p>River Murray Tributaries Area: 2.1, 2.2</p> <p>Sloping Land: All</p> <p>State Heritage Area: PO 4.1</p> <p>State Heritage Place: PO 4.1</p> <p>State Significant Native Vegetation: PO 2.1</p> <p>Strategic Infrastructure (Gas Pipelines): PO 1.1</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>
<p>Tourist accommodation</p> <p>Where any of the following apply:</p> <ul style="list-style-type: none"> • Visitor Experience Subzone • In an area proclaimed under the <i>National Parks and Wildlife Act 1972</i> and is contemplated by the relevant ‘management plan’ prepared in accordance with that Act. 	<p>[Land Use]: PO 1.1, 1.2</p> <p>[Environmental Protection]: PO 3.1</p> <p>[Built Form and Character]: PO 4.1, 4.2, 4.4</p> <p>[Access and Car Parking]: PO 5.1, 5.2, 5.3</p>	<p>Design in Rural Areas [All Development – External Appearance]: PO 1.4, 1.5</p> <p>Design in Rural Areas [All Development – Landscaping]: PO 3.1</p> <p>Design in Rural Areas [All Development – Water Sensitive Design]: PO 5.1</p> <p>Design in Rural Areas [All Development – On-site Waste Treatment Systems]: DTS 6.1</p> <p>Design in Rural Areas [All Development – Vehicle Parking Areas]: PO 7.4, 7.5</p>	Visitor Experience Subzone: All	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p>

<ul style="list-style-type: none"> In an area proclaimed under the <i>Wilderness Protection Act 1992</i> and is contemplated by the relevant 'plan of management' prepared in accordance with that Act. 		<p>Design in Rural Areas [All Development – Earthworks]: PO 8.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Interface between Land Uses [Interface with Rural Activities]: PO 9.1, 9.2, 9.3, 9.4, 9.5</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: All</p> <p>Tourism Development: All</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>	<p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>Resource Extraction Protection Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure (Gas Pipelines): PO 2.1</p> <p>Urban Transport Routes: All</p>
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				Water Protection Area: All Water Resources: All
Tree damaging activity	None	None	None	Regulated Tree: All
All other Code Assessed Development	All	All	Any Relevant Subzone: All	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Dwelling	Detached dwelling in the Dwelling Subzone where it will not result in more than one dwelling per allotment. In the Small-scale Settlement Subzone .
Land division	Where Conservation Zone DTS / DPF 2.1 is met. In the Visitor Experience Subzone to create an allotment with an area of 5ha or more for existing tourist accommodation. In the Small Scale Settlement Subzone .
Tourist Accommodation	In the Visitor Experience Subzone . In an area proclaimed under the <i>National Parks and Wildlife Act 1972</i> and is contemplated by the relevant 'management plan' prepared in accordance with that Act. In an area proclaimed under the <i>Wilderness Protection Act 1992</i> and is contemplated by the relevant 'plan of management' prepared in accordance with that Act.

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

The conservation and enhancement of the natural environment and natural ecological processes for their historic, scientific, landscape, faunal habitat, biodiversity and cultural values and provision of opportunities for the public to experience these through low-impact recreational and tourism development.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use

PO 1.1

Small-scale, low-impact land uses that provide for the conservation and protection of the area, while allowing the public to experience these important environmental assets.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Advertisement
- Camp ground
- Farming
- Public amenity
- Renewable energy facility

PO 1.2

Development primarily in the form of:

- (a) directional, identification and/or interpretative advertisements and/or advertising hoardings for conservation management and tourist information purposes;
- (b) scientific monitoring structures or facilities;
- (c) small-scale facility associated with the interpretation and appreciation of natural and cultural heritage such as public amenities, camping grounds, remote shelters or huts; or
- (d) structures for conservation management purposes.

DTS 1.2

None are applicable.

PO 1.3

Farming activities occur on already cleared land and outside of areas containing native vegetation, coastal dunes and wetlands of national importance.

DTS 1.3

None are applicable.

Land Division

PO 2.1

Land division supports the management or improvement of the natural environment and does not result in any additional allotments, nor allotments with frontage or access to the coast.

DTS/DPF 2.1

Land division that does not create any additional allotments, nor any additional allotments with frontage or direct access to the coast and is for the:

- (a) creation of a public road or a public reserve; or
- (b) minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures

Environmental Protection

PO 3.1

Development avoids important nesting or breeding areas or areas that are important for the movement/migration patterns of fauna.

DTS 3.1

None are applicable.

Built Form and Character

PO 4.1

Development sited and designed unobtrusively to minimise the visual impact on the natural environment by:

- (a) using low reflective materials and finishes that blend with, and colours that complement, the surrounding landscape;
- (b) being located below hilltops and ridgelines; and
- (c) being screened by existing vegetation.

DTS 4.1

None are applicable.

PO 4.2

Development sited and designed to minimise impacts on the natural environment by:

- (a) containing construction and built form within a tightly defined site boundary; and
- (b) minimising the extent of earthworks.

DTS 4.2

None are applicable.

PO 4.3

Recreation or visitor facilities located in publicly accessible areas in proximity to recreation trails to minimise impact on the natural environment.

DTS 4.3

None are applicable.

PO 4.4

Development does not obscure existing public views to landscape, river or seascape features and is not visibly prominent from key public vantage points, including public roads or car parking areas.

DTS 4.4

None are applicable.

Access and Car Parking

PO 5.1

Vehicle access points are limited to minimise impact on the natural environment.

DTS/DPF 5.1

No more than one vehicle access point is provided to a site, landmark or lookout.

PO 5.2

Roads and vehicle access ways are located to minimise vegetation clearance and are constructed of permeable materials.

DTS 5.2

None are applicable.

PO 5.3

Roads are of a width and route to encourage low speeds and to minimise impact on the natural environment.

DTS 5.3

None are applicable.

PO 5.4

Recreational trails and access ways located to direct the public away from sensitive areas to minimise impact on the natural environment.

DTS 5.4

None are applicable.

PO 5.5

Recreational trails are raised or surfaced with permeable materials to minimise impact on the natural environment.

DTS/DPF 5.5

Pedestrian access ways/Recreational trails are raised or constructed of permeable materials.

PO 5.6

Car parking areas designed to minimise impact on the natural environment.

DTS/DPF 5.6

Car parking areas:

- (a) are constructed of permeable material; and

- (b) are located on already legally cleared land; and
- (c) are consolidated in one location.

Advertisement

PO 6.1

Advertisements limited to those needed for direction, identification and/or interpretation of environmental or cultural values and recreational and tourism facilities.

DTS/DPF 6.1

Advertisements are for one or more of the following:

- (a) direction;
- (b) identification and interpretation of environmental values; or
- (c) identification of recreational and tourism facilities.

PO 6.2

Advertisements limited in number and size to minimise impact on the visual and natural environment.

DTS/DPF 6.2

Total combined area of advertisement(s) is not greater than 2m² on any one site.

Landscaping

PO 7.1

Screening and planting is provided to buildings and structures and comprises locally indigenous species to enhance the natural environment.

DTS 7.1

None are applicable.

Hazard Risk Minimisation

PO 8.1

Habitable buildings designed and sited to manage the risks of natural hazards on personal and public safety and property.

DTS 8.1

None are applicable.

Concept Plans

PO 9.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the *Concept Plans Technical and Numeric Variation Overlay*

DTS 9.1

None are applicable

Procedural Matters (PM)

Notification

All classes of performance assessed development is excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent to land in a different zone
- (b) development identified as "all other code assessed development" in Conservation Zone Table 3.

Notification

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Visitor Experience Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Tourist accommodation to complement visitor experiences, located within a conservation area and therefore located, sited and designed to minimise detrimental impacts on the natural environment and natural ecological processes including their historic, scientific, landscape, faunal habitat, biodiversity and cultural values.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use

PO 1.1

A range of tourism, conservation and recreational land uses that provide an experience to visitors and tourists, while minimising environmental impacts.

DTS/DPF 1.1

Development comprises one or more of the land uses listed in DTS 1.1 of the Zone, or one or more of the following:

- a) Tourist Accommodation
- b) Tourist Facility
- c) Café
- d) Shop
- e) Restaurant

PO 1.2

Small scale shops and café's that provide amenities to users and visitors of the park

DTS/DPF 1.2

Shop, café or restaurant less than 150m².

Tourism Development

PO 2.1

Tourist accommodation is not located on a coastal wetland, beach or dune.

DTS 2.1

None are applicable.

PO 2.2

Tourist accommodation sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.

DTS 2.2

None are applicable.

PO 2.3

Tourist accommodation and recreational facilities, including associated access ways and ancillary structures are located on cleared or degraded areas or where environmental improvements can be achieved.

DTS 2.3

None are applicable.

PO 2.4

Tourist accommodation designed to prevent conversion to dwellings through:

- (a) comprising a minimum of 10 accommodation units;
- (b) clustering of separated individual accommodation units;
- (c) accommodation units being of a size unsuitable for a dwelling;
- (d) communal facilities such as a kitchen and laundry physically separated from individual accommodation units; or
- (e) functional areas that are generally associated with a dwelling such as kitchens and laundries excluded from accommodation units or of a size unsuitable for a dwelling.

DTS 2.4

None are applicable.

Land Division

PO 3.1

Land division for existing tourist accommodation purposes where it creates allotments of a number and size that will not detrimentally affect the natural environment.

DTS/DPF 3.1

Land division resulting in all allotments being greater than 5ha in area to accommodate an existing tourist accommodation development.

Car parking

PO 4.1

Parking for tourist accommodation should:

- (a) comprise a maximum of one space per tourist accommodation unit, plus parking for employees;
- (b) be grouped in one location, unless it can be demonstrated that an alternative arrangement will reduce the impact on the natural environment; and
- (c) be located in an area where minimal vegetation clearance is required.

DTS 4.1

None are applicable.

Dwelling Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land use

PO 1.1

Low-scale residential development.

DTS 1.1

Development comprises one or more of the land uses listed in DTS 1.1 of the Zone, or one or more of the following:

- a) Single Storey Detached Dwelling
- b) Domestic Outbuilding
- c) Verandah

Dwellings

PO 2.1

Replacement dwellings or new dwellings minimise impacts on the environment and are protected from hazards.

DTS 2.1

Detached dwellings, or dwelling extensions that:

- (a) are no closer to a water frontage than the associated existing dwelling;
- (b) are replacing an existing dwelling on substantially the same building footprint, allowing for up to 10% variation in total footprint area.

PO 2.2

Dwellings are appropriately serviced by essential infrastructure.

DTS 2.2

Dwellings are self-sufficient in terms of water, sewerage, electricity and waste disposal unless existing infrastructure is available.

Environment Protection and Hazard Risk Minimisation

PO 3.1

Alterations to existing dwellings result in environmental improvements by:

- (a) the provision of approved waste control systems and effluent disposal;
- (b) increased setbacks from coastal hazards;
- (c) reduced site coverage; and/or
- (d) a reduction of the level of hazard risk.

DTS 3.1

None are applicable.

Ancillary Structures

PO 4.1

Ancillary structures are associated with a dwelling and are clustered to minimise impacts on the natural environment.

DTS 4.1

None are applicable.

PO 4.2

Ancillary structures are limited in number and size to minimise impacts on the natural environment.

DTS 4.2

None are applicable.

Small-scale settlement Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Limited land division and dwelling opportunities within a conservation area, designed to minimise detrimental impacts on the natural environment and natural ecological processes including their historic, scientific, landscape, faunal habitat, biodiversity and cultural values.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land use

PO 1.1

Low-scale residential development and ancillary uses, including the division of land.

DTS 1.1

Development comprises one or more of the land uses listed in DTS 1.1 of the Zone, or one or more of the following:

- a) Single Storey Detached Dwelling
- b) Domestic Outbuilding
- c) Land Division
- d) Verandah

Dwellings

PO 2.1

Replacement dwellings or new dwellings minimise impacts on the environment and are protected from hazards.

DTS 2.1

Detached dwellings, or dwelling extensions that:

- (a) are no closer to a water frontage than the associated existing dwelling;
- (b) are replacing an existing dwelling on substantially the same building footprint, allowing for up to 10% variation in total footprint area.

PO 2.2

Dwellings are appropriately serviced by essential infrastructure.

DTS 2.2

Dwellings are self-sufficient in terms of water, sewerage, electricity and waste disposal unless existing infrastructure is available.

PO 2.3

Alterations to existing dwellings result in environmental improvements by:

- (a) the provision of approved waste control systems and effluent disposal;
- (b) increased setbacks from coastal hazards;
- (c) reduced site coverage; and/or
- (d) a reduction of the level of hazard risk.

DTS 2.3

None are applicable.

Land division

PO 3.1

Land division that avoids areas where coastal or river processes occur and is for the creation of allotments required to accommodate dwellings relocated as a result of unacceptable coastal hazard risk.

DTS 3.1

None are applicable.

PO 3.2

Land division that accommodates an existing lawful dwelling.

DTS 3.2

None are applicable.

Ancillary Structures

PO 4.1

Ancillary structures are associated with a dwelling and are clustered to minimise impacts on the natural environment.

DTS 4.1

None are applicable.

PO 4.2

Ancillary structures are limited in number and size to minimise impacts on the natural environment.

DTS 4.2

None are applicable.

Aquaculture and Recreation Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

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

Land Use

PO 1.1

Aquaculture, tourism, recreation and other facilities

DTS 1.1

Development comprises one or more of the land uses listed in DTS 1.1 of the Zone, or one or more of the following:

- a) Aquaculture
- b) Boat Launching Facility
- c) Pontoon

PO 1.2

An area for aquaculture grow out facilities and associated infrastructure including boat launching.

DTS 1.2

None are applicable.

PO 1.3

An area for recreational and tourist related fishing and associated infrastructure including boat launching and a boating channel and mooring basin.

DTS 1.3

None are applicable.

PO 1.4

Oyster cultivation sites not exceeding a total area (including approved, but not yet developed leases) of 112.5 hectares, with an additional area of two hectares for educational purposes associated with the Cowell Area School.

DTS 1.4

None are applicable.

PO 1.5

Oyster holding areas limited to two areas not exceeding 2.5 hectares.

DTS 1.5

None are applicable.

PO 1.6

Culture of species other than oyster (excluding other filter feeders) is restricted to two 5 hectare lease areas within the north eastern section of Franklin Harbour.

DTS 1.6

None are applicable.

Environment Protection

PO 2.1

Development is sited and designed in a manner where adverse impacts on natural features, landscapes, habitats and cultural assets are minimised including avoiding:

- (a) the need to remove mangroves;
- (b) the creation of turbidity of waters;
- (c) contributing to water toxicity or the creation of algal blooms

DTS 2.1

None are applicable.

PO 2.2

Oyster cultivation sites:

- (a) do not exceed 10 hectares site area per lease; and
- (b) do not exceed a stocking rate of 100,000 mature oysters, or their equivalent by weight per hectare; and

(c) are located:

- (i) at least 100 metres apart; and
- (ii) an adequate distance from townships, to avoid potential pollution and contamination problems and conflicts with users generated by township activities.

DTS 2.2

None are applicable.

City Living Zone

Table 1 – Accepted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<p>Carport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Sloping Land Overlay 	<p>40 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>41 It is ancillary to a dwelling erected on the site</p> <p>42 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>43 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>44 Total floor area - does not exceed 40m²</p> <p>45 Post height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>46 Building height - does not exceed 5m</p> <p>47 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p style="margin-left: 20px;">(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p style="margin-left: 20px;">(b) 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</p> <p>48 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p style="margin-left: 20px;">(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p style="margin-left: 20px;">(b) it 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 abut the proposed wall or structure</p> <p>49 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p>

	<p>50 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>51 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>52 The carport:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>9 There will be no increase in the total floor area of the building</p> <p>10 There will be no alteration to the external appearance of the building.</p>
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Sloping Land Overlay 	<p>43 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>44 It is detached from and ancillary to a dwelling erected on the site.</p> <p>45 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>46 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p>

- 47 Total floor area - does not exceed 40m²
- 48 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
- 49 Building height - does not exceed 5m
- 50 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:
- (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) 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
- 51 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
- (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
 - (b) it 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 abut the proposed wall or structure
- 52 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%
- 53 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors
- 54 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 55 The garage:
- (a) is located so that vehicle access:
 - i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
 - ii. will use a driveway that:
 - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
 - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
 - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor

	<p>level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>56 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Sloping Land Overlay 	<p>37 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>38 It is detached from and ancillary to a dwelling erected on the site</p> <p>39 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>40 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>41 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>42 Total floor area does not exceed 40m²</p> <p>43 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>44 Building height - does not exceed 5m</p> <p>45 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>46 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) 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 abut the proposed wall or structure</p> <p>47 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>48 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>

<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Sloping Land Overlay 	<p>29 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>30 Shade sail consists of permeable material</p> <p>31 The total area of the sail - does not exceed 40m²</p> <p>32 No part of the shade sail will be:</p> <p style="padding-left: 20px;">(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p style="padding-left: 20px;">(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>33 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>34 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>35 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>16 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>17 Panels and associated components do not overhang any part of the roof</p> <p>18 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool</p> <p>Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Sloping Land Overlay 	<p>21 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>22 It is ancillary to a dwelling erected on the site</p> <p>23 Allotment boundary setback – not less than 1m</p> <p>24 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>25 Location of filtration system from a dwelling on an adjoining allotment:</p> <p style="padding-left: 20px;">(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p style="padding-left: 20px;">(b) not less than 12m in any other case.</p>

<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay 	<p>25 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>26 It is ancillary to a dwelling erected on the site</p> <p>27 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>28 Total floor area - does not exceed 40m²</p> <p>29 Post height - does not exceed 3m measured from natural ground level</p> <p>30 Building height - does not exceed 5m</p> <p>31 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>32 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.</p>
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Sloping Land Overlay 	<p>29 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>30 The tank is part of a roof drainage system</p> <p>31 Total floor area - not exceeding 15m²</p> <p>32 The tank is located wholly above ground</p> <p>33 Tank height – does not exceed 4m above natural ground level</p> <p>34 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>35 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Sloping Land Overlay 	<p>11 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>12 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • Sloping Land Overlay • State Heritage Place Overlay 	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5	None	None
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> • North Adelaide Low Density Subzone 	[Built Form and Character]: DTS 2.2 [Building Setbacks]: DTs	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2	Medium – High Intensity Subzone [Built Form and Character]: DTS	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Aircraft Noise Exposure Overlay • Airport Building Heights (Regulated) • Historic Area Overlay • Local Heritage Place Overlay • Sloping Land Overlay • State Heritage Place Overlay 	3.1, 3.2, 3.3, 3.4, 3.5 [Site Dimensions and Land Division] : DTS 5.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 21.1, 21.2, 21.3	2.1, 2.2, 2.3, 2.4	

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1		
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • Sloping Land Overlay 	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Heritage Place Overlay 		Development – 3 Building Levels or Less Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5		
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> Historic Area Overlay Local Heritage Place Overlay Sloping Land Overlay State Heritage Place Overlay 	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	None	None
Verandah Except where any of the following apply: <ul style="list-style-type: none"> Historic Area Overlay Local Heritage Place Overlay 	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Sloping Land Overlay State Heritage Place Overlay 				

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Carpport	None	Design in Urban Areas [All Residential Development – Ancillary	None	Historic Area: All Local Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Development]: PO 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5</p>		State Heritage Place: All
Consulting room	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low Density</p>	<p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p> <p>Design in Urban Areas [Water Supply]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	Subzone: All	<p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		
Demolition of a State or Local Heritage Place	All	None	None	<p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>
Demolition within the Historic Area Overlay	All	None	None	Historic Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Dwelling addition	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low Density Subzone: All</p>	<p>Aircraft Noise Exposure: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>[Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Detached Dwelling	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development –</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low Density Subzone: All</p>	<p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p>		
Educational establishment	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low Density Subzone: All</p>	<p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Fence	None	Design in Urban Areas [All Development – Fences and Walls]: All	None	Historic Area: All Local Heritage Place: All Sloping Land: All State Heritage Place: All
Land division	[Site Dimensions and Land Division]; PO 5.1	None	North Adelaide Low Density Subzone: All	None
Office	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low Density Subzone: All</p>	<p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Water Supply]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		
Outbuilding (in the form of a garage)	None	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access</p>	None	<p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
		<p>and Manoeuvrability]: All</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Outbuilding (not being a garage)	None	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p>	None	<p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>
Residential flat building	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low Density Subzone: All</p>	<p>Affordable Housing: All</p> <p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Retirement facility	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low Density Subzone: All</p>	<p>Affordable Housing: All</p> <p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Supported Accommodation, Housing for Aged Persons, and People with Disabilities]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		
Row dwelling	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low Density Subzone: All</p>	<p>Affordable Housing: All</p> <p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p>		
Semi detached dwelling	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low Density Subzone: All</p>	<p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p>		Traffic Generating Development: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Shop	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p> <p>Design in Urban Areas [Water Supply]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Infrastructure and Renewable Energy</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low Density Subzone: All</p>	<p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		
Student accommodation		Clearance from Overhead Powerlines: PO 1.1	Medium – High Intensity	Affordable Housing: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground</p>	<p>Subzone: All</p> <p>North Adelaide Low Density Subzone: All</p>	<p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		
Supported accommodation	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p>	<p>Medium – High Intensity Subzone: All</p> <p>North Adelaide Low</p>	<p>Affordable Housing: All</p> <p>Aircraft Noise Exposure: All</p> <p>Design Overlay: All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p>	Density Subzone: All	<p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		
Tree Damaging Activity	None	None	None	Regulated Trees: All
All other Code Assessed Development	All	All	Medium – High Intensity Subzone: All North Adelaide Low Density Subzone: All	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Development associated with or ancillary to any existing non-residential or institutional activity identified on any relevant Concept Plan contained in the <i>Concept Plan Technical and Numeric Data Overlay</i> within the site, or on a directly adjoining site, identified on the Concept Plan.	
Shop	Shop that comprises a change in use of an existing building that has been lawfully used as a shop, office or consulting room (or any combination thereof) Shop with a gross leasable floor area less than 200m ² Shop located on a site with a frontage to an arterial or collector road or adjacent a Main Street zone and it has a gross leasable floor area less than 1000m ² . Restaurant

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Low-rise, (with medium rise in certain areas), low to medium-density housing that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities that support city living. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Residential development accommodates a range of housing choices.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Dwelling
- Residential Flat Building
- Retirement Facility
- Supported Accommodation

PO 1.2

Non-residential development provides a range of services to the local community primarily in the form of small scale commercial uses, community services:

- (a) commercial uses including small scale offices, consulting rooms and personal or domestic services establishment;
- (b) community services such as educational establishments, community centres, places of worship, pre-schools, childcare and other health and welfare services;
- (c) services and facilities ancillary to the function or operation of supported accommodation or retirement housing;
- (d) open space and recreation facilities.

DTS/DPF 1.2

Development comprises one or more of the following land uses:

Child care centre

Community centre

Consulting room

Office

Place of worship

Pre-school

Educational establishment

Library

Recreation area

PO 1.3

Non-residential development compatible with the residential character and amenity of a neighbourhood.

DTS/DPF 1.3

None are applicable.

PO 1.4

Shops, consulting rooms and offices of a scale to maintain the residential amenity of the area.

DTS/DPF 1.4

Other than a change in the use of an existing building that has been lawfully used as a shop, office or consulting room (or any combination thereof), or where located with a frontage to an arterial or collector road or adjacent to an Urban Corridor, City Main Street or Capital City Zone, shops, offices or consulting rooms do not exceed 50m² in gross leasable floor area (individually or combined).

PO 1.5

Development associated with or ancillary to any existing non-residential or institutional activity identified on any relevant Concept Plan contained in the *Concept Plan Technical and Numeric Data Overlay* is contained within the site identified on the Concept Plan, or any directly adjoining site, to avoid detrimental impact on adjacent residential amenity.

DTS/DPF 1.5

None are applicable

Built Form and Character

PO 2.1

The number of dwellings increased in the zone while maintaining residential amenity.

DTS/DPF 2.1

The number of dwellings in the zone increased by:

- a. redevelopment of poor quality and underutilised buildings or sites that are in discord with the desired outcomes of the zone and relevant sub zone;
- b. adaptation and conversion of non-residential buildings to residential uses; or
- c. development in upper levels of existing buildings, or by increasing the height of buildings or roof volumes, or on sites behind existing buildings.

PO 2.2

Development contributes to a predominantly low-rise residential character.

DTS/DPF 2.2

Building height is not greater than any maximum, or less than any minimum, specified in the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*, or the *Minimum Building Height Levels Technical and Numeric Variation Overlay*.

PO 2.3

Development designed to provide a strong built-form edge to the Park Lands and Wellington Square through the regular siting and pattern of buildings addressing the primary street frontage.

DTS/DPF 2.3

None are applicable.

PO 2.4

Buildings on sloping areas constructed to take advantage of the landfall to provide semi-basement floors and views from upper levels southwards over the City, provided overlooking is adequately addressed through appropriate design.

DTS/DPF 2.4

None are applicable

Building Setbacks

PO 3.1

Buildings setback from primary street boundaries to complement the existing streetscape character.

DTS/DPF 3.1

Building setbacks at least (whichever is the lesser):

- a. 6m; or
- b. the average of existing buildings on the adjoining sites that face the same street.

PO 3.2

Buildings set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.

DTS/DPF 3.2

Buildings no closer than 900mm to the secondary street boundary.

PO 3.3

Buildings set back from side boundaries to provide:

- a. separation between dwellings in a way that complements the established character of the locality; and
- b. access to natural light and ventilation for neighbours.

DTS/DPF 3.3

Other than walls located on a side boundary, buildings 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; and
- (c) at least 1900mm plus 1/3 or the wall height above 3m measured from the top of the footings for walls facing a southern side boundary.

PO 3.4

Buildings are setback from rear boundaries to provide:

- a. access to natural light and ventilation for neighbours;
- b. open space recreational opportunities; and
- c. space for landscaping and vegetation.

DTS/DPF 3.4

Buildings are set back from the rear boundary at least:

- a. 3m for the ground floor level; and
- b. 5m for first floor building level.

PO 3.5

Boundary walls are limited in height and length to manage impacts on adjoining properties.

DTS/DPF 3.5

For buildings that do not have a common wall, any wall sited on a side boundary:

- (a) does not exceed 3m in height from the top of the footings;
- (b) does not exceed 8m in length;
- (c) when combined with other walls on the boundary, does not exceed 45% of the length of the boundary; and
- (d) is setback at least 3 metres from any existing or proposed boundary walls.

Catalyst Sites

PO 4.1

Development on catalyst sites (sites greater than 1500m², including one or more allotment, on land with a frontage to East Terrace) developed with medium to high scale residential uses.

DTS/DPF 4.1

None are applicable.

PO 4.2

Small scale shops, cafes and restaurants generally integrated with residential development and located on ground or first floor levels to increase street level activity facing the Park Lands.

DTS/DPF 4.2

None are applicable.

PO 4.3

Development designed to manage impacts in relation to building height, building proportions and traffic impacts, and avoid land uses, or intensity of land uses, that adversely affect residential amenity.

DTS/DPF 4.3

None are applicable.

PO 4.4

Parts of a development on a catalyst site that exceed the maximum building height specified in DPF 2.2 designed to minimise visual impacts on sensitive uses in the adjoining zones and to maintain the established or desired character of the area.

DTS/DPF 4.4

Parts of a building above the maximum building height specified in DPF 2.2 include additional setbacks, avoid tall sheer walls, centrally locate taller elements, and provide variation of light and shadow through articulation.

Site Dimensions and Land Division

PO 5.1

Allotments created for residential purposes that are of suitable size and dimension and are compatible with the housing pattern consistent to the locality.

DTS/DPF 5.1

Development, except on Catalyst Sites, accords with the following:

- a) site areas (or allotment areas in the case of land division) not less than:

- i. the minimum allotment size specified in the Minimum Allotment Size Technical and Numeric Variation Overlay; or
 - ii. the average site area of the adjoining allotments where the *Minimum Allotment Size Technical and Numeric Variation Overlay* does not apply; and
- b) site frontages not less than:
 - a. the minimum specified in the *Minimum Allotment Frontage Technical and Numeric Variation Overlay*; or

the frontage of the adjoining sites where the *Minimum Allotment Frontage Technical and Numeric Variation Overlay* does not apply.

Movement and Access

PO 6.1

Car parking located and designed to provide for the maximum utilisation of land and minimise the visual impact on the residential amenity and character of the zone.

DTS/DPF 6.1

None are applicable.

PO 6.2

Access to parking and service areas located and designed to minimise the impacts to pedestrian environments and maintain the residential scale and pattern of development.

DTS/DPF 6.2

Access to parking and service areas that:

- (a) are provided from minor streets, or side or rear lanes provided road width is suitable and the traffic generation does not unreasonably impact residential amenity; and
- (b) remove the visual impact of existing car parking, access and egresses to the area by siting any new car parking away from street frontages.

Concept Plans

PO 7.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the Concept Plans Technical and Numeric Variation Overlay.

DTS/DPF 7.1

None are applicable.

Procedural Matters (PM)

Notification of Performance Assessed Development

Note: For public notification requirements refer to Practice Direction: Notification for Performance Assessed Development.

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in City Living Zone Table 3

Notification of Performance Assessed Development

Note: For public notification requirements refer to Practice Direction: Notification for Performance Assessed Development.

(c) development exceeding the height specified in DPF 2.2

North Adelaide Low Intensity Subzone

Assessment Provisions (AP)

Desired Outcomes (DO)

DO1

Low rise low density housing on large allotments in an open landscaped setting.

DO2

An important part of the town plan of Adelaide and the city grid layout, containing large grand dwellings on landscaped grounds.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Dwellings complement the low-density or very-low density character of the neighbourhood.

DTS / DPF 1.1

None are applicable.

Site Coverage

PO 2.1

Building footprints consistent with the character and pattern of the prevailing open landscaped character of the neighbourhood.

DTS / DPF 2.1

The development does not result in a total roofed area (excluding eaves of a dwelling) on the site exceeding 50%.

Built Form and Character

PO 2.1

Buildings setback from primary street boundaries to complement the existing streetscape character.

DTS / DPF 2.1

Building setback from the primary street boundary at least the average setbacks of the dwellings on the adjoining allotments.

PO 2.2

Buildings set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce the neighbourhood's streetscape character.

DTS / DPF 2.2

None are applicable.

PO 2.3

Buildings setback from side boundaries to provide separation between dwellings in a way that is consistent with the established streetscape of the locality.

DTS / DPF 2.3

Building setback from side boundary at least the average side setbacks of the dwellings on the adjoining allotments.

Medium-High Intensity Subzone

Assessment Provisions (AP)

Desired Outcomes (DO)

DO1

Low to medium rise housing in a variety of forms with an eclectic mix of non-residential land uses interspersed (including as mixed use development) that complement the area's urban residential amenity.

DO2

Redevelopment of existing non-residential sites into integrated mixed use developments to increase the residential population and vibrancy of the area.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Development of medium density accommodation types for living, including dwellings and supported accommodation.

DTS/DPF 1.1

Residential development in the form of detached, semi-detached or row dwellings, or alterations and additions to existing buildings.

Built Form and Character

PO 2.1

Development contributes to a low - medium rise urban residential character.

DTS/DPF 2.1

Building height is not greater than the maximum, or less than the minimum, requirements specified in the *Building Height Technical and Numeric Variation Overlay* or *Concept Plan Technical and Numeric Variation Overlay*.

PO 2.2

Buildings setback from primary street boundaries to complement the existing streetscape character.

DTS/DPF 2.2

Building setbacks at least (whichever is the lesser):

- a. 3m; or
- b. the average of existing buildings on the adjoining sites that face the same street

PO 2.3

Buildings set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.

DTS/DPF 2.3

Buildings no closer than 600mm to the secondary street boundary.

PO 2.4

Buildings are setback from rear boundaries to provide:

- (a) access to natural light and ventilation for neighbours;
- (b) open space recreational opportunities; and
- (c) space for landscaping and vegetation.

DTS/DPF 2.4

Buildings are set back from the rear boundary at least:

- (a) 3m for the ground and first floor level; and
- (b) an additional 3m for each level above the first floor level.

PO 2.5

Boundary walls are limited in height and length to mitigate adverse impacts on the amenity of adjoining land users, include through an unreasonable loss of natural sunlight and ventilation.

DTS/DPF 2.5

For buildings that do not have a common wall, any wall sited on a side boundary:

- a. does not exceed 3m in height from the top of the footings;
- b. does not exceed 8m in length;
- c. when combined with other walls on the boundary, does not exceed 45% of the length of the boundary;
and
- d. is setback at least 3 metres from any existing or proposed boundary walls.

City Main Street Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay 	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m ² 4 No part of the shade sail will be: <ul style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
Solar photovoltaic panels (roof mounted) Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	19 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 20 Panels and associated components do not overhang any part of the roof 21 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
Water tank (underground)	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Design Overlay • Local Heritage Place Overlay • State Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	None
Change of use in an existing building (that does not involve any building work or modification that would otherwise	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
require planning consent) from: <ul style="list-style-type: none"> • an office to a consulting room or shop • a shop to an office or consulting room • a dwelling to an office or consulting room • an office or consulting room to a dwelling(s) other than on the ground floor 				

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Advertisements [Appearance]: PO 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2</p> <p>Advertisements [Advertising Content]: PO 3.1</p> <p>Advertisements [Amenity Content]: PO 4.1</p> <p>Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>
Apartment	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3</p>	<p>Gouger Street: All</p>	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Child Care Centre	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Consulting Room	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Demolition of a State or Local Heritage Place	All	None	None	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>
Dwelling	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p>	Gouger Street: All	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		
		<p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Hotel	All	Clearance from Overhead Powerlines: PO 1.1	Rundle Street: All Rundle Mall: All	Airport Building Heights (Regulated): All Design Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	<p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Licensed Entertainment Premises	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Licensed Premises	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Office	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Residential Flat Building	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings,</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Restaurant	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Shop	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		
		<p>and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Student Accommodation	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p>	<p>Rundle Street: All</p> <p>Rundle Mall: All</p> <p>Hindley Street: All</p> <p>Gouger Street: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [All Residential</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Development – 4 Or More Building Levels (Including Serviced Apartments): All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Light Spill]: All Site Contamination: PO 1.1		
Tree damaging activity	None	None	None	Regulated Trees: All
All other Code Assessed Development	All	All	All	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Industry	Light Industry

Assessment Provisions

Desired Outcomes (DO)

DO 1

A mixed use zone providing important shopping, hospitality, commercial, community, cultural and entertainment facilities for the City supported by medium to high density and residential development. Non-residential activities including shops, restaurants and licensed premises will positively contribute to the day and evening economies, public safety, walkability and City vibrancy.

DO 2

Development with built form positively contributing to:

- a. a streetscape that is visually interesting at human-scale comprising articulated buildings with a high level of fenestration and balconies oriented towards the street; and
- b. a fine-grain public realm comprising buildings with active frontages that are designed to reinforce the street rhythm, that consider the facades, articulation and massing of existing buildings and any spaces between them, and provide narrow tenancy footprints at ground level.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

A vibrant mix of land uses adding to the vitality of the area and extend activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Apartments
- Child Care Centre
- Consulting Room
- Dwelling
- Hotel
- Licensed Entertainment Premises
- Licensed Premises
- Office
- Supported Accommodation
- Restaurant
- Shop
- Student Accommodation
- Tourist Accommodation

PO 1.2

Retail, office, entertainment and recreation related uses supplemented by other businesses that provide a range of goods and services to the city and the surrounding district.

DTS/DPF 1.2

Shops, office or consulting rooms do not exceed 2,000m² total gross leasable floor area in a single building.

PO 1.3

Small-scale licensed entertainment premises, night clubs or bars and lands uses typically closed during the day designed to not detract from the vitality of the area when closed.

DTS/DPF 1.3

None are applicable.

PO 1.4

Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities that contribute to making the main street locality and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places.

DTS/DPF 1.4

Dwellings developed in conjunction with non-residential uses sited:

- a. at upper levels of buildings with non-residential uses located at ground level; or
- b. behind non-residential uses on the same allotment.

PO 1.5

Development of well-designed and diverse medium to high density accommodation options, including dwellings, supported accommodation, student accommodation, short term accommodation, either as part of a mixed use development or wholly residential development.

DTS/DPF 1.5

None are applicable.

PO 1.6

Ground floor level uses generating high levels of pedestrian activity and contribute to an active and vibrant main street.

DTS/DPF 1.6

Shop, restaurant, office, or consulting room uses located on the ground floor level of buildings.

Built Form and Character

PO 2.1

Buildings:

- a. designed to reinforce the street edge and grid pattern of the city streets;
- b. designed to include a podium/street wall and upper level setback that responds to local context, including the scale and context of adjacent built form, to ensure a cohesive and consistent streetscape and positively contribute to a sense of enclosure;
- c. with a rich visual design that has regard to above street level fenestration, balconies, parapets, architectural detailing and ornamentation.

DTS/DPF 2.1

None are applicable.

PO 2.2

Buildings and structures designed to complement and respond to the established fine grained main street character by:

- a. ensuring, veranda profile, and materials of construction are consistent with and positively respond to adjacent traditional main street buildings; and
- b. complementing the traditional shop-front elements, such as narrow buildings and tenancy footprints, with frequently repeated frontages, and clear-glazed narrow shop front displays above raised display levels [base stall boards] and recessed entries.

DTS/DPF 2.2

None are applicable.

PO 2.3

Buildings designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the main street and maximise passive surveillance.

DTS/DPF 2.3

The ground floor primary frontage of buildings provide at least 5 metres or 60% of the street frontage (whichever is greater) as an entry / foyer or display window to a shop or other community or commercial use that provides pedestrian interest and activation.

PO 2.4

Buildings provide a high amenity pedestrian environment by providing shelter and shade over footpaths.

DTS/DPF 2.4

Buildings that provide a continuity of verandas, canopies, awnings or other pedestrian shelters.

PO 2.5

Buildings are adaptable and flexible to accommodate a range of land uses.

DTS/DPF 2.5

The ground floor of buildings contain a minimum floor to ceiling height of 3.5m.

PO 2.6

Building heights where the height is commensurate with the scale of development along the main street and complements the height of buildings in the adjacent zone.

DTS/DPF 2.6

Building height is not greater than any maximum, or less than any minimum, specified in the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*, or the *Minimum Building Height Levels Technical and Numeric Variation Overlay*.

PO 2.7

Buildings sited on the primary street boundary to achieve a continuity of built form frontage to the main street, with the occasional section of building set back to create outdoor dining areas, visually interesting building entrances and intimate but vibrant spaces.

DTS/DPF 2.7

Buildings with a 0m setback from the primary street boundary, with the exception of minor setbacks to accommodate outdoor dining areas.

PO 2.8

In secondary streets and laneways (off the main street) building setbacks above the street wall may be relatively shallow or non-existent to create intimate spaces through a greater sense of enclosure.

DTS/DPF 2.8

Buildings with a 0m setback from the secondary street boundary.

PO 2.9

High rise built form on the northern side of Rundle Mall, Rundle Street, Hindley Street and Gouger Street incorporating slender tower elements, spaces between buildings or other design techniques that enable natural sunlight access to the southern footpath.

DTS/DPF 2.9

None are applicable.

Access and Movement

PO 4.1

Development does not result in additional crossovers on the main street, except where rationalising existing crossovers on consolidated sites and is designed to minimise conflicts with pedestrians and cyclists and minimise disruption to the continuity of built form.

DTS/DPF 4.1

Vehicular access to be provided:

- (a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones; or
- (b) where it consolidates or replaces existing crossovers.

PO 4.2

Development is designed to ensure car parking is located avoid negative impacts on the main street rhythm and activation.

DTS/DPF 4.2

Vehicle parking garages located behind buildings away from the primary main street frontage.

Procedural Matters (PM)

Notification of Performance assessed development

Note: For public notification requirements refer to Practice Direction: Notification for Performance Assessed Development.

All classes of development are excluded from notification except where it involves any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in City Main Street Zone Table 3
- (c) shop, office or consulting room in excess of the gross leasable floor area specified in DTS/DPF 1.2.

Rundle Street Sub Zone

Assessment Provisions (AP)

Desired Outcomes (DO)

DO1

Rundle Street developed as an important shopping, leisure, dining and gathering place, complemented by compatible residential accommodation in upper levels.

DO2

Development along Rundle Street is informed by the local context, including the existing built form and heritage buildings of relatively consistent scale and massing that were built in the nineteenth and early twentieth century with façades that typically provide a high proportion of solid-to-void, a high level of articulation (including ornamentation and fenestration) and a combination of high-quality materials).

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

A premium retail and leisure area comprising an active restaurant and shopping precinct and a mix of land uses, including residential on upper levels, that extend activity into the evening to enhance the vibrancy of the area.

DTS/DPF1.1

None are applicable.

PO 1.2

Licensed entertainment premises, nightclubs or bars:

- a. small in scale;
- b. secondary to the primary land uses mix of the street;
- c. located above or below ground level;
- d. limited in numbers;
- e. do not detract from the streets daytime activation; and
- f. minimise negative impacts on nearby residential development.

DTS/DPF 1.2

None are applicable.

Built Form and Character

PO 2.1

Buildings with frontage to Rundle Street (west of Frome Street) to be informed by the local context when transitioning from podium element within the streetscape to taller set-back elements taller to protect the human scale of the main street.

DTS/DPF 2.1

Buildings with frontage to Rundle Street (west of Frome Street):

- (a) include a clearly defined podium or street wall with a maximum building height of 6 building levels in height; and
- (b) have levels above the defined podium or street wall setback a minimum of 3m from that wall.

PO 2.2

Buildings with frontage to Rundle Street (west of Frome Street) designed to reinforce the prevailing datum heights and parapet levels of the street by design elements that provide a clear distinction between levels above and below the prevailing datum line.

DTS/DPF 2.2

None are applicable.

PO 2.3

Buildings with frontage to Rundle Street (east of Frome Street):

- (a) incorporate podium elements to reconcile the scale relationship between the taller elements and the existing streetscape; and
- (b) designed to reinforce the prevailing datum heights and parapet levels of the street.

DTS/DPF 2.3

Buildings fronting Rundle Street (east of Frome Street):

- (a) include a maximum podium/street wall height that is consistent with one of the adjacent buildings facing the street and does not exceed 13m;
- (b) include an upper level setback, measured from the street wall, of not less than 3m stepping up to a height of 6 storeys, then a further setback of not less than 3m stepping up to the maximum overall height; and
- (c) design elements that create a clear distinction between the 13m and 22m datum lines.

PO 2.4

Buildings with frontage to Rundle Street:

- (a) carefully designed so that the historic main street character is retained and enhanced;
- (b) consistent with the intimate scale and intricate and diverse architectural features of Rundle Street;
- (c) maintain the continuity of building facades retaining the subtle diversity and variety of roof and parapet lines and the horizontal massing of the townscape;
- (d) incorporate a vertical emphasis in the composition of their street facades and the disposition and proportioning of openings; and
- (e) ensure upper levels of buildings are designed to reduce visual mass from the human scale of the main street.

DTS/DPF 2.4

None are applicable.

Rundle Mall Sub Zone

Assessment Provisions (AP)**Desired Outcomes (DO)**

DO1

Rundle Mall developed as the State's premier shopping destination.

DO2

Development informed by Rundle Mall's strong and unique character, vibrancy and sense of place, established by a pedestrian space framed by continuous built form made-up of active frontages that are fine-grain and visually interesting from the public realm, and framed with a strong sense of arrival from King William Street and Pultney Street and the adjoining minor streets, arcades and laneways.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

A premier retail area consisting of a mix of complementary land uses that include a wide range of specialty and larger scale shops and mixed business and land uses, including residential and office on upper levels, that extend activity into the evening to enhance public safety and the vibrancy of the area.

DTS/DPF 1.1

None are applicable.

Built Form and Character

PO 2.1

Buildings positively contribute to the built form framing Rundle Mall's public realm by responding the local context and provide visual relief at ground level from building height and massing.

DTS/DPF 2.1

Buildings:

- (a) include a clearly defined podium or street wall with a maximum building height of 6 building levels; and
- (b) have levels above the defined podium or street wall setback of 3m or more from that wall.

Movement and Access

PO 3.1

Pedestrian movement network made up of pedestrian malls, arcades and lanes that are safe, legible, comfortable and universally designed, and link the surrounding areas to provide a variety of north-south routes to Rundle Mall and east-west links for people moving between buildings.

DTS/DPF 3.1

None are applicable.

PO 3.2

Access for on-site servicing and deliveries from minor streets and private lanes wherever possible, rather than from Rundle Mall.

DTS/DPF 3.2

None are applicable.

Hindley Street Sub Zone

Assessment Provisions (AP)

Desired Outcomes (DO)

DO1

Development of:

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

D02

Development along Hindley Street to be cognisant of a streetscape characterised by nineteenth century buildings that are predominantly 2 and 3 storeys with buildings forming a continuous built form edge along the street frontage.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Hindley Street (east of Morphett Street) comprising a mix of land uses making the area the City's primary focus for late night hospitality and entertainment.

DTS/DPF 1.1

None are applicable.

PO 1.2

Late night entertainment on Hindley Street (east of Morphett Street) designed and managed to integrate effectively with day time and evening land use activities.

DTS/DPF 1.2

None are applicable.

PO 1.3

Hindley Street (west of Morphett Street) comprising a mix of business, educational, cultural, short-stay accommodation, hospitality and retail activities with licensed premises integrating effectively with day time and evening land use activities.

DTS/DPF 1.3

None are applicable.

Built Form and Character

PO 2.1

Buildings informed by local context that frame Hindley Street and nearby public realm, and provide overall visual relief from building mass at ground level.

DTS/DPF 2.1

Buildings:

- (a) include a clearly defined podium or street wall with a maximum building height of 6 building levels in height; and
- (b) have levels above the defined podium or street wall setback of 3m or more from that wall.

PO 2.2

Buildings fronting Hindley Street designed to reinforce the prevailing datum heights and parapet levels of the street through articulated facades that provide a clear distinction between levels above and below the prevailing datum line.

DTS/DPF 2.2

None are applicable.

PO 2.3

Buildings fronting Hindley Street:

- (a) enhanced by the refurbishment of nineteenth century buildings;
- (b) complemented by contextual new development that provides a visually interesting built form, positively contributes to the existing and desired character and provides a safe, active and intimate human scale; and

- (c) maintain the rhythm and visually continuity of verandahs, awnings, parapets and facade lines and other architectural details at podium level.

DTS/DPF 2.3

None are applicable.

Gouger and Grote Street Sub Zone

Assessment Provisions (AP)

Desired Outcomes (DO)

DO1

Development of:

- (a) Gouger Street as a mix of retail, restaurant, commercial and mixed business uses, including professional services, wholesaling and culturally diverse community activities that contribute to the unique character and vibrancy of the street during the day and evening; and
- (b) Grote Street as an active restaurant and shopping street that complements the main entrance and vibrancy of the Adelaide Central Market and supports the retail, community and diverse cultural functions of the area.

DO2

Development of Gouger Street to respect a cohesive streetscape derived from the predominant 2 to 3 storey high buildings along the street edge.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Gouger and Grote Streets continue to develop as an active restaurant and shopping precinct complementing the main entry points and activity of the adjacent Adelaide Central Market, while also supporting the retail, community and diverse cultural function of the wider precinct.

DTS/DPF 1.1

None are applicable.

PO 1.2

Licensed entertainment premises, nightclubs or bars that:

- (a) are small in scale;
- (b) secondary to the primary land uses mix of the street;
- (c) are located above or below ground level;
- (d) limited in numbers;
- (e) do not detract from the streets daytime activation; and
- (f) minimise negative impacts on nearby residential development.

DTS/DPF 1.2

None are applicable.

PO 1.3

Mix of land uses within 'Chinatown' around Moonta Street reinforced and opportunities for new precincts, such as in minor streets and lanes, established.

DTS/DPF 1.3

None are applicable.

Built Form and Character

PO 2.1

Buildings informed by local context frame Gouger Street and nearby public realm, and provide overall visual relief from building mass at ground level.

DTS/DPF 2.1

Buildings:

- (a) include a clearly defined podium or street wall with a maximum building height of 6 building levels in height; and
- (b) have levels above the defined podium or street wall setback of 3m or more from that wall.

PO 2.2

Buildings fronting Gouger Street designed to reinforce the prevailing datum heights and parapet levels of the street through articulated facades that provide a clear distinction between levels above and below the prevailing datum line.

DTS/DPF 2.2

None are applicable.

Capital City Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Sloping Land Overlay 	8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 9 Shade sail consists of permeable material 10 The total area of the sail - does not exceed 40m ² 11 No part of the shade sail will be: <ul style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 12 Primary street setback – at least as far back as the building line of the building to which it is ancillary 13 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 14 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
Solar photovoltaic panels (roof mounted) Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay 	22 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 23 Panels and associated components do not overhang any part of the roof 24 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

<ul style="list-style-type: none"> A State Heritage Place identified in the State Heritage Place Overlay 	
Water tank (underground)	<p>3 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>4 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: PO 8.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements [Appearance]: PO 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2	City Frame: All	Advertising Near Signalised Intersections: All Local Heritage Place: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5		
Apartment	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2	City Frame: All	Affordable Housing: All Airport Building Heights (Regulated): All Design Overlay: All Local Heritage Place: All Noise and Air Emissions: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p>		Traffic Generating Development: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Child Care Centre	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	City Frame: All	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>Noise and Air Emissions: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Consulting Room	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	City Frame: All	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Demolition of a State or Local Heritage Place	All	None	None	Local Heritage Place: All State Heritage Place: All
Dwelling	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	City Frame: All	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>Noise and Air Emissions: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Hotel	All	Clearance from Overhead Powerlines: PO 1.1	City Frame: All	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6		Local Heritage Place: All State Heritage Place: All Traffic Generating Development: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Licensed Entertainment Premises	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	City Frame: All	Airport Building Heights (Regulated): All Design Overlay: All Local Heritage Place: All State Heritage Place: All Traffic Generating Development: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Licensed Premises	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1	City Frame: All	Airport Building Heights (Regulated): All Design Overlay: All Local Heritage Place: All State Heritage Place: All Traffic Generating Development: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Office	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P	City Frame: All	Airport Building Heights (Regulated): All Design Overlay: All Local Heritage Place: All State Heritage Place: All Traffic Generating Development: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Residential Flat Building	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	City Frame: All	Affordable Housing: All Airport Building Heights (Regulated): All Design Overlay: All Local Heritage Place: All Noise and Air Emissions: All State Heritage Place: All Traffic Generating Development: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Restaurant	All	Clearance from Overhead Powerlines: PO 1.1	City Frame: All	<p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2		Local Heritage Place: All State Heritage Place: All Traffic Generating Development: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Shop	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	City Frame: All	Airport Building Heights (Regulated): All Design Overlay: All Local Heritage Place: All State Heritage Place: All Traffic Generating Development: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Student Accommodation	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	City Frame: All	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design Overlay: All</p> <p>Local Heritage Place: All</p> <p>Noise and Air Emissions: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4 Interface Between Land Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: All Site Contamination: PO 1.1		
Tree damaging activity	None	None	None	Regulated Trees: All
All other Code Assessed Development	All	All	City Frame: All	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

Class of Development	Exclusions
The following Classes of Development are classified as Restricted subject to any 'Exclusions'	
Industry	Light Industry

Assessment Provisions

Desired Outcome (DO)

DO 1

A Zone that is the economic and cultural focus of the State, and includes a range of residential, employment, community, educational, innovation, recreational, tourism and entertainment facilities. It is anticipated that additional opportunities for population and employment growth will be created.

DO 2

High intensity and large scaled development with high street walls that reinforce the distinctive grid pattern layout of the City with active non-residential ground level uses to positively contribute to public safety, inclusivity and vibrancy. Design quality of buildings and public spaces is a priority in this zone.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use

PO 1.1

A vibrant mix of residential, retail, community, civic and cultural, health, educational, recreational, tourism and entertainment facilities.

DTS/DPF 1.1

The following types of development, or combinations thereof, are envisaged:

- (a) Apartments
- (b) Child Care Centre
- (c) Consulting Room
- (d) Dwelling
- (e) Educational Establishment
- (f) Hospital
- (g) Hotel
- (h) Licensed Entertainment Premises

- (i) Licensed Premises
- (j) Library
- (k) Office
- (l) Supported Accommodation
- (m) Residential Flat Building
- (n) Restaurant
- (o) Shop
- (p) Student Accommodation
- (q) Tourist Accommodation

Activation

PO 2.1

Non-residential land uses at ground floor level such as shops and restaurants that support and maximise pedestrian activity to provide visual interest and positively contribute to public safety, walkability and vibrancy.

DTS/DPF 2.1

None are applicable.

PO 2.2

Land uses typically closed during the day that support ancillary uses suited to daytime and evening activation at street-level and compatible with surrounding land uses, in particular residential development.

DTS/DPF 2.2

None are applicable.

Built form and Character

PO 3.1

A contextual design response that manages differences in scale and building proportions to maintain a cohesive streetscape and frame city streets.

DTS/DPF 3.1

None are applicable

PO 3.2

Buildings designed to reinforce the prevailing datum heights and parapet levels of the street through design elements that provide a clear distinction between levels above and below the prevailing datum line.

DTS/DPF 3.2

None are applicable.

PO 3.3

Development along The Terraces (North, East, South and West) designed to positively contribute to a continuous built form to frame the Park Lands and city edge.

DTS/DPF 3.3

None are applicable.

PO 3.4

Development along the City's boulevards (as identified in Capital City Zone Table 5.1) designed to provide a visible sense of arrival into the City with buildings built to the street boundary at ground level and strongly define junctions where located on a corner site.

DTS/DPF 3.4

None are applicable.

PO 3.5

Development along the City's boulevards (as identified in Capital City Zone Table 5.1) designed to maximise views to the Park Lands and not clutter existing view corridors to the Adelaide Hills as when viewed from the public realm.

DTS/DPF 3.5

None are applicable.

PO 3.6

Development fronting Victoria, Hindmarsh, Whitmore, Hurtle and Light Squares designed to provide a comfortable pedestrian and recreation environment by enabling direct sunlight to a majority of the square.

DTS/DPF 3.6

Development enables direct sunlight to a minimum of 75% of the landscaped part of each Square at the September equinox.

PO 3.7

Development fronting Victoria, Hindmarsh, Whitmore, Hurtle and Light Squares designed to reinforce the enclosure of the Squares with a continuous built-form with no upper level setbacks.

DTS/DPF 3.7

None are applicable.

PO 3.8

Provision of outdoor eating and drinking facilities associated with cafes and restaurants fronting Victoria, Hindmarsh, Whitmore, Hurtle and Light Squares to positively contribute to activity, and create a focus for leisure, in the squares.

DTS/DPF 3.8

None are applicable.

PO 3.9

Development along minor streets and laneways that is informed by its local context and designed to provide a sense of enclosure, and enable fine-grain uses at street-level to create an intimate, active, inclusive and walkable public realm.

DTS/DPF 3.9

None are applicable.

PO 3.10

Buildings north of the City Main Street Zone designed to enable natural sunlight access to the southern footpath of the Main Street.

DTS/DPF 3.10

Buildings north of the City Main Street Zone incorporate narrow and setback tower elements and provide spaces between buildings.

Building Height

PO 4.1

Development not exceeding the maximum building height desired for the location unless, notwithstanding its height, it positively responds to the local context that forms the desired future character of the locality, achieves the desired outcomes of the Zone and the anticipated city form expressed in the *Maximum Building Height Levels Technical and Numeric Variation Overlay* and the *Maximum Building Height Metres Technical and Numeric Variation Overlay*.

DTS/DPF 4.1

Building height is not greater than any maximum, or less than any minimum, specified in the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*, or the *Minimum Building Height Levels Technical and Numeric Variation Overlay*.

PO 4.2

Development within the maximum building height specified in the *Building Height Technical and Numeric Variation Overlay* unless it includes additional design quality, environmental or sustainability features.

DTS/DPF 4.2

Development not exceeding the maximum building height specified in

- (a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area;
- (b) includes more than 15% of dwellings as affordable housing; or
- (c) includes at least:
 - (i) three of the following:
 - A. the development provides an orderly transition up to an existing taller building or prescribed maximum height on the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*;
 - B. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street;
 - C. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site;
 - D. no on site car parking is provided;
 - E. active uses are located on at least 75% of the public street frontages of the building, with any above ground car parking located behind;
 - F. a range of dwelling types that includes at least 10% of 3+ bedroom apartments;
 - G. the building is adjacent to the Park Lands;
 - H. the impact on adjacent properties is no greater than a building of the maximum height on the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay* in relation to sunlight access and overlooking; and
 - (ii) three of the following sustainable design measures are provided:
 - A. a communal useable garden integrated with the design of the building that covers the majority of a rooftop area supported by services that ensure ongoing maintenance;
 - B. living landscaped vertical surfaces of at least 50m² supported by services that ensure ongoing maintenance;
 - C. passive heating and cooling design elements including solar shading integrated into the building;
 - D. higher amenity through provision of private open space in excess of minimum requirements by 25% for at least 50% of dwellings;
 - E. solar photovoltaic cells on the majority of the available roof area, supported by services that ensure ongoing maintenance.

PO 4.3

Buildings designed to achieve optimal height and floor space yields.

DTS/DPF 4.3

New development has a minimum building height of:

- (a) not less than half of the maximum building height specified in DTS/DPF 5.1;
- (b) 8 building levels (with a minimum of 28m) in the Central Business Area Sub-Zone; or
- (c) 3 building levels (with a minimum of 11.5m), or 4 building levels (with a minimum of 15m) on sites fronting South Terrace, in the City Frame Sub-Zone;
- (d) other than where:
- (e) a lower building height is necessary to achieve compliance with the Commonwealth Airports (Protection of Airspace) Regulations;
- (f) the site of the development adjoins the City Living Zone and a lesser building height is required to positively manage the interface with low-rise residential development;
- (g) the site of the development adjoins a heritage place, or contains a heritage place; or
- (h) the development includes the construction of a building in the same, or substantially the same, position as a building which was demolished, as a result of significant damage caused by an event within the previous three years where the new building has the same, or substantially the same, layout and external appearance as the previous building.

Interface

PO 5.1

Development designed to manage the interface with the City Living Zone by avoiding land uses, or intensity of land uses, that adversely affect residential amenity.

DTS/DPF 5.1

None are applicable.

PO 5.2

Parts of a development that exceed the maximum building height specified in DTS/DPF 5.1 and that adjoin the City Living Zone boundaries carefully designed to minimise negative visual and amenity impacts to residential living areas and outdoor open space.

DTS/DPF 5.2

Parts of a building above the maximum building height specified in DTS/DPF 5.1 include additional setbacks, avoid tall sheer walls, centrally locate taller elements, and provide variation of light and shadow through articulation.

Movement

PO 6.1

Access to, and movement within, the Capital City Zone to be universally accessible, easy, safe, comfortable, convenient and legible for people of all abilities, with priority given to pedestrians and cyclists.

DTS/DPF 6.1

None are applicable.

Access

PO 7.1

Vehicular access points associated with multi-level and/or non-ancillary car parks located to minimise disruption to traffic flow.

DTS/DPF 7.1

Vehicular access points associated with multi-level and/or non-ancillary car parks are located on a secondary road frontage, or utilise an existing crossover.

PO 7.2

Vehicular access points associated with multi-level and/or non-ancillary car parks located to minimise conflict with pedestrian and cyclist movement and/or activity on any major pedestrian thoroughfare.

PO 7.2

Vehicular access points associated with multi-level and/or non-ancillary car parks not located on any of the frontages to North Terrace, East Terrace, King William Street, Rundle Street, Hindley Street, Currie Street, Waymouth Street (to the east of Light Square), Victoria Square, or Gawler Place.

Advertisements

PO 8.1

Advertisements use simple graphics and be restrained in their size, design and colour.

DTS/DPF 8.1

In Chesser Street, French Street and Coromandel Place advertisements not located more than 3.7m above natural ground level or an abutting footpath or street.

Table 5.1 - City Boulevards

West Terrace, North Terrace, East Terrace, South Terrace, Currie Street, Grenfell Street, Franklin Street, Flinders Street, Grote Street, Wakefield Street, Morphett Street, King William Street and Pulteney Street.

Procedural Matters (PM)

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) development identified as “all other code assessed development” in Capital City Zone Table 3
- (b) development that exceeds the maximum building height specified in DTS/DPF 5.1 where the site of the development is adjacent land to land in a different zone

City Frame Sub-Zone

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

A Sub-Zone primarily containing medium to high scale residential development supported by a mix of shops, personal services, restaurants and community and hospitality uses, to create an active and visually continuous edge to the Park Lands and Squares.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use

PO 1.1

Medium to high scale residential development supported by a mix of shops, personal services, restaurants and community and hospitality uses.

DTS/DPF 1.1

Development:

- (a) wholly medium to high scale residential types of development, supported accommodation or tourist accommodation; or
- (b) medium to high scale residential development types of development with ground level non-residential land uses which comprise:
 - Consulting room
 - Hotel
 - Indoor recreation facility
 - Licensed entertainment premises
 - Office
 - Pre-school
 - Personal or domestic services establishment
 - Restaurant
 - Shop or group of shops

PO 1.2

Additions to existing wholly non-residential development may occur where it is located and/or designed in a manner that does not unreasonably impact negatively upon adjacent residential land uses.

DTS/DPF 1.2

None are applicable.

PO 1.3

Licensed entertainment premises, nightclubs or bars designed and sited to maintain day and evening activation at street level and where they do not unreasonably negatively impact dwellings contained within the same building or adjacent residential development.

DTS/DPF 1.3

None are applicable.

Design and Appearance

PO 2.1

Development to encourage a uniform streetscape established through a largely consistent front setback. Landscaping and small variations in front setback may occur where they will assist in softening the continuous edge of new built form, reinforce the sense of address and provide a higher amenity streetscape and pedestrian environment which is shaded by street trees and other mature vegetation.

DTS/DPF 2.1

None are applicable.

PO 2.2

Buildings create visual interest and active street frontages to maximise passive surveillance of the street, squares and / or Park Lands.

DTS/DPF 2.2

The ground floor primary frontage of buildings provide at least 70% of the street frontage as visually permeable, transparent or clear glazed.

City Park Lands Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	11 There will be no increase in the total floor area of the building 12 There will be no alteration to the external appearance of the building.
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Sloping Land Overlay 	36 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 37 Shade sail consists of permeable material 38 The total area of the sail - does not exceed 40m ² 39 No part of the shade sail will be: <ul style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 40 Primary street setback – at least as far back as the building line of the building to which it is ancillary 41 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 42 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure

	together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
Solar photovoltaic panels (roof mounted) Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	25 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 26 Panels and associated components do not overhang any part of the roof 27 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
Water tank (underground) Except where any of the following apply: <ul style="list-style-type: none"> • Sloping Land Overlay 	13 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 14 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Temporary advertisements Except where any of the following apply:	[Advertisements]: 4.2	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Flooding) • Local Heritage Place • State Heritage Place 				
Temporary public service depots associated with public infrastructure, Park Lands management and construction activities Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) • Local Heritage Place • Major Urban Transport Routes • Sloping Land • State Heritage Place • Traffic Generating Development • Urban Transport Routes 	DTS 1.4	None	None	None

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Restaurant	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Interface Between Land Uses [Hours of Operation]: PO 2.1 Transport, Access and Parking [Movement Systems]: PO 1.4	Adelaide Oval: All Eastern Parklands: All	Future Road Widening: All Hazards (Flooding): All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Sloping Land: All State Heritage Place: All Traffic Generating Development: All Urban Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		
Shop	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p>	<p>Adelaide Oval: All</p> <p>Eastern Parklands: All</p>	<p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
Temporary public service depots associated with public infrastructure,	PO 1.4	None	None	<p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Key Railway Crossings: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Park Lands management and construction activities				Local Heritage Place: All Major Urban Transport Routes: All Sloping Land: All State Heritage Place: All Traffic Generating Development: All Urban Transport Routes: All
Tree damaging activity	None	None	None	Regulated Tees: All
All other Code Assessed Development	All	All	Adelaide Oval: All Eastern Parklands: All	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Educational Establishment Hotel Public infrastructure	

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

A unique publicly accessible and well connected open space system that creates a distinctive landscaped park setting for the City of Adelaide.

DO 2

Contains a range of passive and active recreational activities with a high-level of amenity, including a safe and connected walking and cycling network, natural areas, sporting fields and club facilities, formal cultural gardens, public artwork and passive recreation areas, as well as opportunities to support a variety of temporary events, such as festivals, concerts and sporting events.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

A diverse range of open space, recreation and sporting activities.

DTS / DPF 1.1

Development comprises one or more of the following land uses:

Conservation work

Outbuilding associated with open space maintenance

Recreation area

Shop

Restaurant

Special events

Sporting field or club facility

Structures associated with a public facility such as bike and vehicle parking, picnic / barbeque area, shelter and toilet.

PO 1.2

Shops and restaurants in appropriate areas of the Park Lands:

- (a) providing a range of goods and services for the users of activities in the Park Lands and where such goods and services are not otherwise conveniently located; and
- (b) positively contributing to Park Lands activation and setting without being visually prominent.

DTS / DPF 1.2

Shops and restaurants:

- (a) ancillary to a recreational use, club, sporting facility;
- (b) not exceeding 100m² in gross leasable floor space; and
- (b) not increasing the building footprint.

PO 1.3

Special events and formal recreation uses of a temporary or transient nature limiting their impacts on the open and natural character of the Park Lands.

DTS/DPF 1.3

None are applicable

PO 1.4

The use of land or buildings to house temporary public service depots or site compounds associated with public infrastructure, Park Lands management and construction activities where the impacts to the Park Lands are minimised.

DTS / DPF 1.4

Temporary public service depots or site compounds:

- (a) occupy land for no longer than 3 months; and
- (b) ensure litter and water are contained on site.

PO 1.5

The adaptive reuse of existing buildings to improve the design quality and appearance of the building, minimise the need to increase the building footprint and positively contribute to the cultural value, amenity and activation of the Park Lands.

DTS/DPF 1.5

None are applicable

PO 1.6

New buildings should seek to minimise the building footprint on the landscaped and open setting of the Park Lands and should only be considered where:

- (a) the development is the replacement of an existing building;
- (b) the building design is contextual and of high-quality so that it complements its setting when viewed from all perspectives;
- (c) provides complementary recreation, sporting or tourism facilities that could not otherwise have been provided in the zone; and
- (d) the building is designed to be multi-purpose and can be used by more than one user group.

DTS/DPF 1.6

None are applicable

PO 1.7

The redevelopment of existing buildings and structures within the following sites in a way that is ancillary and complementary to existing uses including:

- (a) Torrens Lake - boating facilities
- (b) Police Barracks and Old Adelaide Gaol – adaptation of existing buildings and supportive public uses
- (c) Adelaide and Botanic High Schools – education and related facilities
- (d) National Wine Centre - tourism related facilities within the existing site boundaries
- (e) Adelaide Botanic Garden – restaurants, function facilities and passive recreation facilities
- (f) Adelaide Zoo – a range of ancillary activities that add to the zoo as a key city attraction
- (g) Golf Course - club facilities and restaurants
- (h) West Terrace Cemetery - chapel, visitor and interpretative centre and operational facilities
- (i) North Adelaide and Adelaide Central Train Station – rail services facilities.

DTS/DPF 1.7

None are applicable

PO 1.8

Development at the Adelaide Aquatic Centre site to consolidate and replace existing buildings with recreational sporting clubrooms, facilities and associated administrative functions.

DTS/DPF 1.8

None are applicable

PO 1.9

Development of public infrastructure is appropriate within existing roads, railway corridors or the O-Bahn corridor where it does not create any additional impact on the amenity of the Adelaide Park Lands.

DTS/DPF 1.9

None are applicable

Built Form and Character

PO 2.1

A contextual design response that complements the open space function, natural and cultural character of the area and is suitably screened by landscaping

DTS/DPF 2.1

None are applicable.

PO 2.2

Development includes lighting that positively contributes to public safety, security, activity and amenity within the Park Lands.

DTS/DPF 2.2

None are applicable.

PO 2.3

Utility and supply services, holding tanks, sub-stations, power lines and other utility facilities that are unobtrusive and where practicable placed underground.

DTS/DPF 2.3

None are applicable.

PO 2.4

Development sited and designed to minimise negative impacts on residential uses in the City Living Zone.

DTS/DPF 2.4

None are applicable

Natural / Cultural Landscape Character

PO 3.1

Development that protects, enhances and improves public access to:

- (b) areas of special landscape character; and
- (c) areas and items of indigenous and post-colonial cultural significance.

DTS/DPF 3.1

None are applicable.

PO 3.2

Development maintains the visual distinction between the predominantly open landscape character of the Park Lands and the built-form of adjacent Zones.

DTS/DPF 3.2

None are applicable.

PO 3.3

Development sensitive to native biodiversity and incorporates ways to protect and improve biodiversity through its design.

DTS/DPF 3.3

None are applicable.

PO 3.4

Development enhances natural creek channels and watercourses as a major landscape and stormwater management feature.

DTS/DPF 3.4

None are applicable.

Advertisements

PO 4.1

Permanent advertisements or advertising hoardings only in association with a building.

DTS/DPF 4.1

None are applicable.

PO 4.2

Temporary advertisements relating to a local event of a religious, educational, cultural, social or recreational character or to an event of a political character limited in size and number and not detract from the open and natural character of the zone.

DTS / DPF 4.2

Temporary advertisements:

- (a) not exceeding 2m² on a building or site;
- (b) not displayed more than 1 month prior to the event and 1 week after the event concludes except for an advertisement that relates to a federal, State or local government election; and
- (c) do not:
 - (i) move or flash;
 - (ii) reflect light so as to be an undue distraction to motorists;
 - (iii) be internally illuminated; or
 - (iv) be used to principally advertise brands or products.

Movement, access and parking

PO 5.2

Development does not restrict public access to land within the zone and ensures the Park Lands are universally accessible.

DTS/DPF 5.2

None are applicable.

PO 5.3

Car parking in the zone limited to only serve activities within the Park Lands unless otherwise permitted in the relevant sub-zone.

DTS/DPF 5.3

None are applicable.

PO 5.4

Public vehicle access limited to existing roads.

DTS/DPF 5.4

None are applicable.

Procedural Matters (PM)

Notification of Performance assessed development

Note: For public notification requirements refer to Practice Direction: Notification for Performance Assessed Development.

All classes of development are excluded from notification except where it involves any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as “all other code assessed development” in City Park Lands Zone Table.

Eastern Park Lands Sub Zone

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Formal and informal recreation that provides tourism, education, research and informal recreational enjoyment including, the Zoological Gardens, Botanic Gardens, Botanic Park, the National Wine Centre and Victoria Park, carefully managed to sensitively balance the interaction between the built, natural and landscaped environment.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

A range of community, tourism, educational and recreational uses for the wider community.

DTS/DPF 1.1

Development comprises one or more of the land uses listed in DTS 1.1 of the Zone.

Built Form and Character

PO 2.1

National Wine Centre contained within its existing site boundaries and that will not result in an increase in total floor area.

DTS/DPF 2.1

None are applicable.

PO 2.2

The upgrading or replacement of existing buildings, structures and facilities in the Zoological and Botanic Gardens minimises negative visual impact as when viewed from outside of the subzone.

DTS/DPF 2.2

None are applicable.

PO 2.3

Maintain or improve views to the Zoo from the River Torrens/ Karrawirra Parri Valley when fencing, structures or buildings are upgraded or replaced.

DTS/DPF 2.3

None are applicable.

PO 2.4

Fencing to the northern boundary of the Botanic Gardens to improve visual continuity and access between the Botanic Gardens and Botanic Park and visually improves this aspect to the Botanic Garden.

DTS/DPF 2.4

None are applicable.

Movement and Access

PO 3.1

Maintain car parking for Park Lands users and visitors at the following locations:

- (a) in designated car parks along the Hackney and Fullarton Road frontages; and
- (b) limited parking on the inner racecourse track area at Victoria Park (in an area south of the cycle track east of Halifax Street) but only when races and special events are being held.

DTS/DPF 3.1

None are applicable.

Adelaide Oval Sub Zone

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

A sub zone providing a centre for important outdoor civic, leisure and cultural functions for the City based on Elder Park, Adelaide Oval and Memorial Drive tennis courts with development of the River Bank as the premier cultural and tourism area of the City.

The premier sporting and tourism area of the City supporting large-scale outdoor civic, leisure, sporting and cultural activities of national significance, incorporating Adelaide Oval, Adelaide Riverbank, Elder Park, Memorial Drive tennis precinct and the Torrens Parade Ground.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

A vibrant mix of recreational facilities to meet the needs of the state.

DTS/DPF 1.1

Development comprises one or more of the land uses listed in DTS 1.1 of the Zone.

PO 1.2

Community, cultural, tourism, shop, restaurant or licensed premises located adjacent to the southern bank of the River Torrens between Montefiore Road and King William Road.

DTS/DPF 1.2

None are applicable

PO1.3

Special events on Elder Park and Adelaide Oval activate this precinct.

DTS/DPF 1.3

None are applicable

PO 1.4

Community, cultural and tourism uses in association with the Torrens Training Depot and Parade Ground.

DTS/DPF 1.4

None are applicable

Built Form and Character

PO 2.2

Development of the Adelaide Oval:

- (a) protects and maintains the cultural significance and heritage value of Adelaide Oval; and
- (b) continues the distinct built form character of Adelaide Oval;

DTS/DPF 2.2

None are applicable.

PO 2.3

Buildings associated with the continuation of formal recreational uses associated with Adelaide Oval and Memorial Drive within existing site boundaries.

DTS/DPF 2.3

None are applicable.

Industry Buffer Sub Zone

Desired Outcomes (DO)

DO 1

An area that provides a range of uses that provide a separation between activities that have off-site impacts such as noise, vibration, air quality and sensitive receivers such as residential development. This may include a range of uses that are ancillary or associated with employment uses, including small scale shops, café's, support services, infrastructure, car parking, offices, education, recreation facilities and open space.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

A range of land uses that complement the employment activities within the zone, while not adversely impacting on the amenity of nearby residential areas.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- (a) Land uses listed in DTS 1.1 of the Zone, except:
 - i. Automotive collision repair
 - ii. Electricity substation
 - iii. Fuel depot
 - iv. General industry
 - v. Motor repair station
 - vi. Public service depot
 - vii. Service trade premises
- (b) Car Parking
- (c) Recreation
- (d) Office
- (e) Open Space
- (f) Shop

City Riverbank Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	13 There will be no increase in the total floor area of the building 14 There will be no alteration to the external appearance of the building.
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Sloping Land Overlay 	43 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 44 Shade sail consists of permeable material 45 The total area of the sail - does not exceed 40m ² 46 No part of the shade sail will be: <ul style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 47 Primary street setback – at least as far back as the building line of the building to which it is ancillary 48 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 49 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
Solar photovoltaic panels (roof mounted) Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay 	28 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 29 Panels and associated components do not overhang any part of the roof

<ul style="list-style-type: none"> • A State Heritage Place identified in the State Heritage Place Overlay 	<p>30 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Sloping Land Overlay 	<p>15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>16 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Change of use in an existing building (that does not involve any building work or modification that would otherwise require planning consent) from: <ul style="list-style-type: none"> • a shop to an office or consulting room • an office or consulting room to a shop 	None	None	None	None

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	[Advertising]: PO 3.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements [Appearance]: PO 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Regulated): All Design: All Local Heritage Place: All State Heritage Place: All
Consulting room	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All	Health: All Entertainment: All Innovations: All Cultural Institutions: All	Airport Building Heights (Regulated): All Design: All Local Heritage Place: All Sloping Land: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Demolition of a State or Local Heritage Place	All	None	None	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>
Hotel	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non</p>	<p>Health: All</p> <p>Entertainment: All</p> <p>Innovations: All</p> <p>Cultural Institutions: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Licensed premises	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>	<p>Health: All</p> <p>Entertainment: All</p> <p>Innovations: All</p> <p>Cultural Institutions: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Light industry	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	Health: All Entertainment: All Innovations: All Cultural Institutions: All	Airport Building Heights (Regulated): All Design: All Local Heritage Place: All Sloping Land: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Office	All	Clearance from Overhead	Health: All Entertainment: All	Airport Building Heights (Regulated): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2	Innovations: All Cultural Institutions: All	Design: All Local Heritage Place: All Sloping Land: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Restaurant	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4</p>	<p>Health: All</p> <p>Entertainment: All</p> <p>Innovations: All</p> <p>Cultural Institutions: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Serviced apartments	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking</p>	<p>Health: All</p> <p>Entertainment: All</p> <p>Innovations: All</p> <p>Cultural Institutions: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Local Heritage Place: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Serviced Apartments): All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Shop	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>	<p>Health: All</p> <p>Entertainment: All</p> <p>Innovations: All</p> <p>Cultural Institutions: All</p>	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Local Heritage Place: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Tree Damaging Activity	None	None	None	Regulated Trees: All
All other Code Assessed Development	All	All	<p>Health: All</p> <p>Entertainment: All</p> <p>Innovations: All</p>	Any Relevant Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
			Cultural Institutions: All	

Table 4 – Restricted Development Classification

Class of Development	Exclusions
The following Classes of Development are classified as Restricted subject to any 'Exclusions'	
Nil	

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Exemplary design quality and architecture that is contemporary and innovative, respectful of the heritage buildings, Park Lands setting and civic functions of the locality.

DO 2

A fine grained precinct with a quality public realm that is inviting and comfortable for pedestrians.

DO 3

Strong visual and physical connections between important buildings, public spaces, the Park Lands and other key destinations.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

A diverse range of land uses that connect the city centre to the natural environment of the River Torrens and Park Lands with clusters of related activities, such as:

- (g) clinical health, training, education and research;
- (h) entertainment, tourism and accommodation;
- (i) education and administration;
- (j) innovative science and employment; and
- (k) Community and cultural institutions.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- (a) Advertisement
- (b) Community centre
- (c) Consulting room
- (d) Office
- (e) Convention centre
- (f) Educational establishment
- (g) Entertainment venue
- (h) Helicopter landing facility
- (i) Hospital
- (j) Hotel
- (k) Licensed premises in association with hotel, restaurant, shop or the like
- (l) Land division
- (m) Light industry (including high technology and research based activity)
- (n) Motel
- (o) Restaurant
- (p) Shop
- (q) Serviced apartments
- (r) Tourist accommodation.

Built Form and Character

PO 2.1

Building heights within the zone providing an orderly transition in scale, with lower buildings located towards the Adelaide Park Lands, Adelaide Botanic Garden and River Torrens and taller buildings towards North Terrace and other City Boulevards identified in City Riverbank Zone Table 5.1.

DTS/DPF 2.1

None are applicable

PO 2.2

Development:

- (a) contributes to the activation of the public realm by presenting an attractive human scaled pedestrian-oriented frontage at ground level that adds interest and vibrancy;
- (b) contributes to pedestrian comfort by minimising micro climatic impacts;
- (c) maintains a sense of openness to the sky for pedestrians and allow sunlight access to the public realm, particularly plaza areas during the Spring and Autumn; and
- (d) provides a clear sense of address to each building.

DTS/DPF 2.2

None are applicable.

PO 2.3

Development reinforces the grand boulevard character of North Terrace and King William Road, by reflecting the patterns of landscaped spaces and built form, building proportions and scale.

DTS/DPF 2.3

None are applicable.

PO 2.4

Coordinated development providing public spaces and landscaping, including deep plantings, that soften the dominance of buildings, provide a range of spaces that are suitable for group meetings and social activities and spaces for passive enjoyment.

DTS/DPF 2.4

None are applicable.

PO 2.5

Pedestrian shelter and public art designed as an integral part of built form, open space and landscaping.

DTS/DPF 2.5

None are applicable.

PO 2.6

The contribution of heritage buildings enhanced by ensuring:

- (a) buildings can be adapted and reused for modern purposes while protecting important heritage fabric
- (b) views and physical connections to heritage buildings and their important heritage features is maintained
- (c) the ground level interface with heritage buildings incorporates publicly accessible spaces and active land uses that support public access where appropriate.

DTS/DPF 2.6

None are applicable.

Advertising

PO 3.1

Advertisements designed to achieve an overall consistency of appearance and be of a type, scale and image that complement the zone.

DTS/DPF 3.1

None are applicable.

Movement, parking and access

PO 4.1

Development designed to encourage pedestrian/bicycle circulation at the North Terrace level and create or maintain:

- (a) connections between North Terrace and the River Torrens linear park at key pedestrian focal points;
- (b) east-west connections through the city; and
- (c) existing pedestrian and cycling connections, including the Gawler Greenway, Outer Harbor Greenway and River Torrens Linear Park trail to be maintained.

DTS/DPF 4.1

None are applicable.

PO 4.2

A central pedestrian pathway designed as a single plane surface and maintained to:

- (a) allow people to walk and ride through and within the Zone from East to West and connect with the North to South pathways; and
- (b) link key buildings and public areas within the Zone.

DTS/DPF 4.2

None are applicable.

PO 4.3

Pedestrian movement prioritised and designed to be free from vehicle conflict.

DTS/DPF 4.3

None are applicable.

PO 4.4

Development to provide a safe night-time environment along streetscapes, pedestrian and cycle paths and building surrounds by the arrangement of buildings and active building frontages that enhance casual surveillance and provide appropriate lighting and clear lines of sight.

DTS/DPF 4.4

None are applicable.

Table 5.1 – City Boulevards

North Terrace, Morphett Street and King William Road.

Procedural Matters (PM)

Notification of Performance assessed development

Note: For public notification requirements refer to Practice Direction: Notification for Performance Assessed Development.

All classes of development are excluded from notification except where it involves any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Riverbank Zone Table 3
- (c) development exceeding the maximum building height specified in DTS/DPF 2.1 of the Health sub zone
- (d) development exceeding the maximum building height specified in DTS/DPF 2.1 of the Entertainment sub zone
- (e) development exceeding the maximum building height specified in DTS/DPF 2.3 of the Innovation sub zone
- (f) development exceeding the maximum building height specified in DTS/DPF 2.4 of the Entertainment sub zone

Health Subzone

Assessment Criteria (AC)

Desired Outcomes (DO)

DO 1

A health precinct that creates an identifiable and unified city precinct with strong connections to the Torrens River, North Terrace, the Royal Adelaide Hospital and wider city.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

A range of health and education facilities that support the establishment of an internationally recognised health and biomedical precinct.

DTS/DPF 1.1

The types of development envisaged within the zone, except:

- (a) Community centre
- (b) Convention centre
- (c) Entertainment venue
- (d) Hotel
- (e) Serviced apartments
- (f) Tourist accommodation

Built Form and Character

PO 2.1

Buildings that have a positive scale relationship to the North Terrace edge of the Capital City Zone and provide a grand entrance to the City from the west.

DTS/DPF 2.1

Buildings fronting North Terrace not exceeding 15 building levels and 53m in building height.

PO 2.2

Where buildings exceed 15 building levels or 53m in building height they will be of exemplary design and meet the Commonwealth Airports (Protection of Airspace) Regulations.

DTS/DPF 2.2

None are applicable.

PO 2.3

Buildings north of the central pathway designed to provide an active edge to the River Torrens and of a low scale commensurate with the landscape setting.

DTS/DPF 2.3

None are applicable.

PO 2.4

Development to provide a satisfactory interface to roads and railways by addressing issues of access, safety, security, noise, air emissions and vibration so that:

- (a) the effective and efficient operation of the road system and rail service adjacent to the Zone is not detrimentally affected; and
- (b) the potential for adverse impacts on hospital occupants and activities as a result of road traffic and the operation of rail services adjacent to the Zone is minimised.

DTS/DPF 2.4

None are applicable.

PO 2.5

Development sited and designed to enable the continued operation of rail and road services within and adjacent to the Zone.

DTS/DPF 2.5

None are applicable.

Entertainment Subzone

Assessment Criteria (AC)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Development of a range of cultural, parliamentary, office, entertainment, retail, conference and ancillary land uses.

DTS/DPF 1.1

The types of development envisaged within the zone, except:

- (a) Community centre
- (b) Educational establishment
- (c) Helicopter landing Facility

- (d) Hospital
- (e) Light industry
- (f) Motel

PO 1.2

Residential development only where it is demonstrated that noise, light spill and other impacts on residential amenity associated with the envisaged mix of uses and a vibrant public plaza can be adequately addressed.

DTS/DPF 1.2

None are applicable.

Built Form and Character

PO 2.1

Building heights providing the greatest level of intensity and scale south of the central pathway.

DTS/DPF 2.1

Buildings south of the central pathway not exceeding 20 building levels and 71m in building height.

PO 2.2

Where buildings exceed 20 building levels or 71m in building height they will be of exemplary design, located south of the central pathway and meet the Commonwealth Airports (Protection of Airspace) Regulations.

DTS/DPF 2.2

None are applicable.

PO 2.3

Buildings north of the central pathway designed to provide an active edge to the River Torrens and of a low scale commensurate with its landscape setting.

DTS/DPF 2.3

None are applicable.

PO 2.4

Buildings along King William Road designed to enable views through to important State Heritage buildings and the public plaza area.

DTS/DPF 2.4

None are applicable.

PO 2.5

A new public plaza developed on a single plane minimising grade changes across the site so as to maximise pedestrian connectivity.

DTS/DPF 2.5

None are applicable.

Innovation Subzone

Assessment Criteria (AC)

Desired Outcomes (DO)

DO 1

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

DO 2

A range of low to high rise buildings within a landscaped setting that respond to heritage buildings on the site and transition down in height and scale towards the Adelaide Park Lands and the Adelaide Botanic Garden.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Development of innovative commercial, educational and research activities supported by a mix of compatible employment generating land uses.

DTS/DPF 1.1

The types of development envisaged within the zone.

PO 1.2

Small scale retail development to meet the day to day needs of workers and visitors to the precinct.

DTS/DPF 1.2

Shops not exceeding 250m² total gross leasable floor area.

PO 1.3

A range of small to medium scale services and facilities serving the area such as child care facilities, personal services establishment and the like.

DTS/DPF 1.3

None are applicable.

PO 1.4

Higher impact land uses such commercial development (including high technology and research based activity) clustered in key nodes where compatible with adjoining uses.

DTS/DPF 1.4

None are applicable.

Built Form and Character

PO 2.1

A high standard of contemporary architectural design, which incorporates vertical rhythms, proportions, compositions, materials, parapet or balcony heights. A combination of solid and glass finishes used to produce visual interest on all sides.

DTS/DPF 2.1

None are applicable.

PO 2.2

Buildings adjacent to the Adelaide Botanic Garden or Park Lands sited and designed to create view corridors to and from the Adelaide Botanic Garden.

DTS/DPF 2.2

None are applicable.

PO 2.3

Buildings of a height and scale that minimise impacts on the Adelaide Botanic Garden and Park Lands as well as referencing the scale of buildings facing North Terrace and Frome Road.

DTS/DPF 2.3

Buildings not exceeding 15 building levels and 53m in building height.

PO 2.4

Where buildings exceed 15 building levels or 53m in building height they will be of exemplary design, located centrally within the site and meet the Commonwealth Airports (Protection of Airspace) Regulations.

DTS/DPF 2.4

None are applicable.

Open Space

PO 3.1

Development on the eastern portion of the site:

- (a) results in an open park like setting complementary to the Adelaide Botanic Garden;
- (b) carefully managed to sensitively balance its interaction with surrounding uses such as the Adelaide Zoo, Adelaide Botanic Garden and the Adelaide Park Lands;
- (c) minimises uses or activities that would alienate the area from public usage;
- (d) provides opportunities for tourism, education, research, informal recreation and cultural enjoyment;
- (e) improves pedestrian links through the area, and improve the public realm and use and enjoyment of the Adelaide Park Lands; and
- (f) provides greater exposure and accessibility for the Adelaide Botanic Garden and North Terrace frontage.

DTS/DPF 3.1

None are applicable.

Cultural Institutions Subzone

Assessment Criteria (AC)**Desired Outcomes (DO)**

DO 1

A vibrant cluster of cultural and institution uses including tertiary education, research, libraries and museums that attract students, professionals, workers and visitors to the city.

DO 2

Well designed and functional buildings and public spaces that provide pedestrian and cyclist friendly streetscapes and active street frontages that facilitate positive social interaction.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

A diverse range of cultural and institutional uses including tertiary education, research, library, museums and galleries.

DTS/DPF 1.1

The types of development envisaged within the zone, except:

- (a) Convention centre
- (b) Entertainment venue

- (c) Helicopter landing facility
- (d) Hospital
- (e) Motel
- (f) Serviced apartments
- (g) Tourist accommodation.

Built Form and Character

PO 2.1

Development that emphasises the horizontal grouping of building elements and uses vertical proportions in projections and in the disposition of openings.

DTS/DPF 2.1

None are applicable.

PO 2.2

Buildings with modelled and textured facades of predominantly masonry appearance similar to the early buildings that contribute to the established historical character of the zone.

DTS/DPF 2.2

None are applicable.

PO 2.3

Buildings that complement the form, appearance, materials and finishes of existing buildings in the locality, including the predominant:

- (a) Red brick or masonry walls; and
- (b) Slate, shingles, terra cotta tiles or copper for exposed roofs.

DTS/DPF 2.3

None are applicable.

PO 2.4

Building heights within the zone that transition down to the Park Lands from the height of existing buildings established along North Terrace.

DTS/DPF 2.4

Buildings located:

- (a) along road and Park Lands frontages not exceeding 3 building levels and 11.5m in building height; and
- (b) away from road and Park Lands frontages not exceeding 6 building levels and 22m in building height.

PO 2.5

Pleasant and interesting lawn and paved landscaped areas that create spaces suitable for a variety of activities ranging from those suitable for group meetings and social activities to those for quiet retreat and relaxation.

DTS/DPF 2.5

None are applicable.

Coastal Waters and Offshore Islands Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	53 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 54 It is ancillary to a dwelling erected on the site 55 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 56 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 57 Total floor area - does not exceed 40m ² 58 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 59 Building height - does not exceed 5m 60 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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

<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>61 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it 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 abut the proposed wall or structure</p> <p>62 The total roofed area of all existing or proposed buildings on the allotment does not exceed 70% of the area of the allotment</p> <p>63 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>64 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>65 The carport:</p> <p>(a) is located so that vehicle access:</p> <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ol style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access.</p>
<p>Internal building work</p>	<p>1 There will be no increase in the total floor area of the building</p>

<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • A Historic Shipwreck identified in the Historic Shipwrecks Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>2 There will be no alteration to the external appearance of the building.</p>
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created 	<p>57 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>58 It is detached from and ancillary to a dwelling erected on the site.</p> <p>59 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>60 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>61 Total floor area - does not exceed 40m²</p> <p>62 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>63 Building height - does not exceed 5m</p> <p>64 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 <p>65 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

<ul style="list-style-type: none"> • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>(b) it 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 abut the proposed wall or structure</p> <p>66 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>67 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>68 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>69 The garage:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>70 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay 	<p>49 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>50 It is detached from and ancillary to a dwelling erected on the site</p> <p>51 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p>

<ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>52 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>53 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>54 Total floor area does not exceed 40m²</p> <p>55 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>56 Building height - does not exceed 5m</p> <p>57 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p style="padding-left: 20px;">(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p style="padding-left: 20px;">(b) 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</p> <p>58 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p style="padding-left: 20px;">(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p style="padding-left: 20px;">(b) 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 abut the proposed wall or structure</p> <p>59 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>60 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>3 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</p>

<ul style="list-style-type: none"> • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	
<p>Protective tree netting structure</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Protection Area Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 3 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour 4 In the case of a development on a site that is within a Hazards (Bushfire Protection) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <ol style="list-style-type: none"> (a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or (b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site 5 No part of the netting canopy of the protective tree netting structure: <ol style="list-style-type: none"> (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) 6 The points of attachment of any cables will not be located: <ol style="list-style-type: none"> (a) outside the boundaries of the site; or

	<p>(b) within a watercourse (within the meaning of the <i>Natural Resources Management Act 2004</i>)</p> <p>7 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:</p> <p>(a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling</p> <p>(b) in any other case, no part of the netting canopy is within 15m of the dwelling.</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 Shade sail consists of permeable material</p> <p>3 The total area of the sail - does not exceed 40m²</p> <p>4 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>5 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted)</p>	<p>1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p>

<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>2 Panels and associated components do not overhang any part of the roof</p> <p>3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool</p> <p>Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>26 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>27 It is ancillary to a dwelling erected on the site</p> <p>28 Allotment boundary setback – not less than 1m</p> <p>29 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>30 Location of filtration system from a dwelling on an adjoining allotment:</p> <p>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p>(b) not less than 12m in any other case.</p>
<p>Verandah</p> <p>Except where any of the following apply:</p>	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is ancillary to a dwelling erected on the site</p>

<ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 3 Primary street setback –as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Verandah length - does not exceed 8m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 3 The tank is part of a roof drainage system 4 Total floor area - not exceeding 15m² 5 The tank is located wholly above ground 6 Tank height – does not exceed 4m above natural ground level 7 Primary street setback – at least as far back as the building line of the building to which it is ancillary 8 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

<ul style="list-style-type: none"> • Water Resources Overlay 	
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Historic Shipwrecks Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • Water Resources Overlay 	<ul style="list-style-type: none"> 5 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 9 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
None Specified	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Land Use]: PO 1.1	Advertisements [Appearance]: PO 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertisements [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Flooding) General: All Historic Area: All Historic Shipwrecks: PO 1.1 Key Outback and Rural Routes: PO 8.1, 10.1 Local Heritage Place: All Major Transport Routes: PO 8.1, DTS 10.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Native Vegetation: PO 1.1, 1.2 Non-stop Corridor: All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation: All Urban Transport Routes: PO 8.1, 10.1 Water Resources: All
Aquaculture	[Land Use]: PO 1.1 [Environmental Protection]: All	Aquaculture: All	None	Airport Building Heights (Aircraft Landing Area): PO 1.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Built Form and Character]: All			Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Acid Sulfate Soils): All Hazards (Bushfire – General Risk): PO 1.1 Hazards (Bushfire – High Risk): PO 1.1, 2.1, 6.1, 6.2 Hazards (Bushfire – Medium Risk): PO 1.1, 2.1, 5.1, 5.2

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Hazards (Bushfire – Outback): PO 2.1, 2.2</p> <p>Hazards (Bushfire – Regional): PO 1.1, 2.1, 5.1, 5.2</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Murray Darling Basin: All Native Vegetation: All Noise and Air Emissions: All Non-stop Corridor: All Prescribed Water Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
Agricultural Building	[Land Use] PO 1.1, 1.3 [Environmental Protection]: PO 3.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2		Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: PO 1.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Built Form and Character]: PO 4.1, 4.2, 4.4 [Access and Car Parking]: PO 5.1, 5.2, 5.6	Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1		Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Acid Sulfate Soils): All Hazards (Bushfire - General Risk): PO 1.1, 2.1, 2.2 Hazards (Bushfire - High Risk): PO 2.1, 3.1, 3.2 Hazards (Bushfire - Medium Risk): PO 1.1, 2.1, 2.2 Hazards (Bushfire - Regional): PO 1.1, 2.1, 2.2 Hazards (Flooding): PO 2.1, 2.2, 2.3, 2.4, 3.1, 3.2, 4.1, 4.2

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Historic Area: All Historic Shipwrecks: All Key Outback and Rural Routes: All Local Heritage Place: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Native Vegetation: All Non-stop Corridor: All Ramsar Wetlands: All River Murray Flood Plain: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land: All State Heritage Place: All State Significant Native Vegetation: All Urban Transport Routes: All Water Resources: All
Boat Berth	[Land Use] PO 1.1, 1.3 [Environmental Protection]: All	Marinas and On-Water Structures: All	None	Coastal Areas: All Hazards (Acid Sulfate Soils): All Historic Area: All Historic Shipwrecks: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Native Vegetation: All Ramsar Wetlands: All River Murray Flood Plain: All State Heritage Place: All State Significant Native Vegetation: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	Historic Area: All State Heritage Area: All
Farming	[Land Use]: PO 1.1 [Development on off-shore islands]: PO 2.2 [Environment Protection]: All	Interface between Land Uses [General Land Use Compatibility]: PO 1.2	None	Coastal Areas: All Historic Area: All Local Heritage Place: All Murray Darling Basin Native Vegetation

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Noise and Air Emissions Non-stop Corridor Prescribed Water Resources Area Prescribed Watercourses Prescribed Wells Area Ramsar Wetlands Regulated Trees Resource Extraction Protection Area River Murray Flood Plain Sloping Land State Heritage Place

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Strategic Infrastructure Gas Pipelines Traffic Generating Development Urban Transport Routes Water Protection Area Water Resources
Jetty	[Land Use] PO 1.1, 1.3 [Environmental Protection]: All	Marinas and On-Water Structures: All	None	Coastal Areas: All Hazards (Acid Sulfate Soils): All Historic Area: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Historic Shipwrecks: All Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Native Vegetation: All Ramsar Wetlands: All River Murray Flood Plain: All State Heritage Place: All State Significant Native Vegetation: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Solar farm	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [General]: PO 1.1 Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1, 2.2, 2.3 Infrastructure and Renewable Energy Facilities [Rehabilitation]: PO 3.1 Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1, 4.2, 4.3 Infrastructure and Renewable Energy Facilities [Electricity Infrastructure and Battery Storage Facilities]: PO 5.1	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities]: PO 7.1</p> <p>Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities (Solar Power)]: PO 9.1, 9.2, 9.3, 9.4,</p> <p>Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 13.1, 13.2</p> <p>Design in Rural Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading]: PO 31.1</p> <p>Interface Between Land Uses [General land use compatibility]: PO 1.2</p>		<p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All: All</p> <p>Historic Shipwrecks: All: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1</p> <p>Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.6</p>		<p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Ramsar Wetlands: All</p> <p>Resource Extraction Protection Area: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes: All Water Protection Area: All Water Resources: All
Wind farm	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [General]: PO 1.1 Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1, 2.2, 2.3 Infrastructure and Renewable Energy Facilities [Rehabilitation]: PO 3.1	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1, 4.2, 4.3</p> <p>Infrastructure and Renewable Energy Facilities [Electricity Infrastructure and Battery Storage Facilities]: PO 5.1</p> <p>Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities]: PO 7.1</p> <p>Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities (Wind Farm)]: PO 8.1, 8.2, 8.3, 8.4, 8.5</p>		<p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All: All</p> <p>Historic Shipwrecks: All: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 13.1, 13.2</p> <p>Design in Rural Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading]: PO 31.1</p> <p>Interface Between Land Uses [General land use compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.4</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1</p>		<p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Ramsar Wetlands: All</p> <p>Resource Extraction Protection Area: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.6</p>		<p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Telecommunications Facility	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [General]: PO 1.1 Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1, 2.2, 2.3 Infrastructure and Renewable Energy Facilities [Rehabilitation]: PO 3.1 Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1, 4.2, 4.3 Infrastructure and Renewable Energy Facilities [Electricity Infrastructure and Battery Storage Facilities]: PO 5.1	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 13.1, 13.2</p> <p>Design in Rural Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading]: PO 31.1</p> <p>Interface Between Land Uses [General land use compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.4</p> <p>Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1</p>		<p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All: All</p> <p>Historic Shipwrecks: All: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: PO 1.1, 1.4 Transport, Access and Parking [Sightlines]: PO 2.1 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.8 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.6		Native Vegetation: All Non-stop Corridor: All Ramsar Wetlands: All Resource Extraction Protection Area: All River Murray Flood Plain: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes: All Water Protection Area: All Water Resources: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted	
None Specified	

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Protection and enhancement of the natural marine and coastal environment and recognition of it as an important ecological, commercial, tourism and recreational resource and passage for safe watercraft navigation.

DO 2

Limited, low impact development on offshore islands that supports the protection and enhancement of natural ecological processes, scenic amenity and heritage, cultural, scientific and educational values.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use

PO 1.1

Small-scale, low impact development for the purpose of conservation, navigation, science, recreation, tourism or aquaculture.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- a) Advertisement;
- b) Agricultural building;
- c) Aquaculture;
- d) Boat berth;
- e) Camp grounds;
- f) Dwelling alterations or additions;
- g) Farming;
- h) Jetty;
- i) Navigation structures, boat berth, pier, pontoon or similar structure;
- j) Public amenities; or
- k) Renewable energy facility.

Development on off-shore islands

PO 2.1

Islands that are isolated from the mainland are not developed for residential development until the appropriate level of infrastructure, hazard protection and environmental management is in place.

DTS/DPF 2.1

None are applicable.

PO 2.2

Farming activities on offshore islands occur on already cleared land and outside of areas containing native vegetation, coastal dunes and wetlands.

DTS/DPF 2.2

None are applicable.

PO 2.3

Small scale tourist accommodation on offshore islands such as caravan and camping grounds, huts and cabins.

DTS/DPF 2.3

None are applicable.

PO 2.4

Renewable energy facilities and ancillary development where do not impact on the scenic quality of the coast and islands.

DTS/DPF 2.4

None are applicable.

PO 2.5

Small-scale ground mounted solar power facilities on islands that service existing approved development on the same land.

DTS/DPF 2.5

Solar power facilities:

- (a) do not generate more than 30KW;
- (b) generate power which is to be used wholly in association an approved land use;
- (c) are setback at least 10m from adjoining allotments in other ownership; and
- (d) are not located within 100m of a dwelling in other ownership.

Environmental Protection

PO 3.1

Development undertaken in a manner which minimises the potential for harm to the marine and coastal environment.

DTS/DPF 3.1

None are applicable.

PO 3.2

Development minimises the potential for harmful effects of turbidity, sedimentation, pollution, shading and effects on water flows of the marine environment both inside and outside of the zone.

DTS/DPF 3.2

None are applicable.

PO 3.3

Development avoids important nesting or breeding areas or areas that are important for the movement/migration patterns of fauna.

DTS/DPF 3.3

None are applicable.

PO 3.4

Development avoids delicate or environmentally-sensitive coastal areas and key habitat areas within and adjacent offshore islands, such as sand dunes, cliff tops, estuaries, wetlands, mangroves and samphire areas.

DTS/DPF 3.4

None are applicable.

PO 3.5

Offshore development sited to minimise potential impacts on and to protect the integrity of reserves under the National Parks and Wildlife Act 1972 and the Marine Parks Act 2007.

DTS/DPF 3.5

Offshore development is located not less than 1000m from the boundary of any reserve under the National Parks and Wildlife Act 1972, unless a lesser distance is agreed with the Minister responsible for that Act.

Built Form and Character

PO 4.1

Development on offshore islands sited and designed unobtrusively to minimise the visual impact on the natural environment by:

- (a) using low reflective materials and finishes that blend with, and colours that complement, the surrounding landscape;
- (b) being located below hilltops and ridgelines; and
- (c) being screened by existing vegetation.

DTS/DPF 4.1

None are applicable.

Land Division

PO 5.1

Land division on offshore islands that supports the management or improvement of the natural environment and does not result in additional allotments with frontage or access to the coast.

DTS/DPF 5.1

Land division on offshore islands that does not create any additional allotments, nor any additional allotments with frontage or direct access to the coast and is for the:

- (a) creation of a public road or a public reserve; or
- (b) minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures.

Procedural Matters (PM)

Notification of Performance assessed development

All classes of performance assessed development are excluded from notification except

- (a) Telecommunications Facility
- (b) Renewable Energy Facility
- (c) Development identified as "all other code assessed development" in Coastal Waters Zone Table 3.

Deferred Urban Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	10 Building work is associated with a railway <ol style="list-style-type: none"> 1 It is situated (or to be situated) on railway land 2 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that

<p>existing access is altered or a new access is created</p> <ul style="list-style-type: none"> • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p style="text-align: center;">boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <p style="margin-left: 20px;">(a) is located so that vehicle access:</p> <p style="margin-left: 40px;">i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p style="margin-left: 40px;">ii. will use a driveway that:</p> <p style="margin-left: 60px;">A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p style="margin-left: 60px;">B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p style="margin-left: 40px;">iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p style="margin-left: 20px;">(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p style="margin-left: 20px;">(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Historic Shipwreck identified in the Historic Shipwrecks Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>15 There will be no increase in the total floor area of the building</p> <p>16 There will be no alteration to the external appearance of the building.</p>

<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>71 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>72 It is detached from and ancillary to a dwelling erected on the site.</p> <p>73 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>74 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>75 Total floor area - does not exceed 40m²</p> <p>76 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>77 Building height - does not exceed 5m</p> <p>78 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 <p>79 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure <p>80 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>81 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>82 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>83 The garage:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
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	<ul style="list-style-type: none"> ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>84 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>61 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>62 It is detached from and ancillary to a dwelling erected on the site</p> <p>63 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>64 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>65 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>66 Total floor area does not exceed 40m²</p> <p>67 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>68 Building height - does not exceed 5m</p> <p>69 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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

	<p>70 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) 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 abut the proposed wall or structure</p> <p>71 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>72 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>13 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>14 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>15 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>16 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Historic Area Overlay • Historic Shipwrecks Overlay 	<p>50 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>51 Shade sail consists of permeable material</p> <p>52 The total area of the sail - does not exceed 40m²</p> <p>53 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p>

<ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>54 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>55 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>56 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>31 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>32 Panels and associated components do not overhang any part of the roof</p> <p>33 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool</p> <p>Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Historic Shipwrecks Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay 	<p>31 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>32 It is ancillary to a dwelling erected on the site</p> <p>33 Allotment boundary setback – not less than 1m</p> <p>34 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>35 Location of filtration system from a dwelling on an adjoining allotment:</p> <p>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p>(b) not less than 12m in any other case.</p>

<ul style="list-style-type: none"> • Significant Landscape Protection Overlay • Sloping Land Overlay • Water Resources Overlay. 	
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<p>33 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>34 It is ancillary to a dwelling erected on the site</p> <p>35 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>36 Total floor area - does not exceed 40m²</p> <p>37 Post height - does not exceed 3m measured from natural ground level</p> <p>38 Building height - does not exceed 5m</p> <p>39 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>40 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.</p>
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<p>36 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>37 The tank is part of a roof drainage system</p> <p>38 Total floor area - not exceeding 15m²</p> <p>39 The tank is located wholly above ground</p> <p>40 Tank height – does not exceed 4m above natural ground level</p> <p>41 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>42 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>

<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Historic Shipwrecks Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>17 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>18 The tank (including any associated pump) is located wholly below the level of the ground.</p>
<p>Protective tree netting structure Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Protection Area Overlay 	<p>8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>9 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)</p> <p>10 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour</p> <p>11 In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire – Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:</p> <p>(c) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or</p>

<ul style="list-style-type: none"> Water Resources Overlay 	<p>(d) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site</p> <p>12 No part of the netting canopy of the protective tree netting structure:</p> <p>(c) will cover native vegetation; or</p> <p>(d) will be within 5m of a road (including any road reserve)</p> <p>13 The points of attachment of any cables will not be located:</p> <p>(c) outside the boundaries of the site; or</p> <p>(d) within a watercourse (within the meaning of the Natural Resources Management Act 2004)</p> <p>14 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:</p> <p>(c) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling</p> <p>(d) in any other case, no part of the netting canopy is within 15m of the dwelling.</p>
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Table 2 – Deemed-to-Satisfy Development Classification

<p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
			<p>(applies only in the area affected by the Subzone)</p>	<p>(applies only in the area affected by the Overlay)</p>
<p>Agricultural building Except where any of the following apply:</p>	<p>None</p>	<p>Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Airport Building Heights (Regulated): DTS 1.1, 1.2</p>

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria			
	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Resources Overlay 		<p>Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1</p>		<p>Building Near Airfields: DTS 1.1, 1.2</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Future Road Widening: DTS 1.1</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Key Outback and Rural Routes: All</p> <p>Major Urban Transport Routes: All</p> <p>Mt Lofty Ranges Catchment (Area 2): DTS 3.4</p> <p>Native Vegetation: DTS 1.1, 1.2</p> <p>State Significant Native Vegetation: DTS 1.1</p> <p>Urban Transport Routes: All</p>
<p>Land division</p> <ul style="list-style-type: none"> • Character Preservation District Overlay 	[Land Division]: DTS 3.1	None	None	Native Vegetation: DTS 2.1

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria			
	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Coastal Areas Overlay • Environment and Food Production Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay 				

Table 3 – Applicable Policies for Performance Assessed Development

	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Demolition of a State or Local Heritage Place	None	None	N/A	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Area: All or State Heritage Area: All	None	None	N/A	Historic Area: All State Heritage Area: All
Tree damaging activity	None	None	N/A	Regulated Tree: All
All other Code Assessed Development	All	All	N/A	All

Table 4 –Restricted Development Classification

<p>The following Classes of Development are classified as Restricted</p>	
<p>Dwelling that results in more than one dwelling on an allotment</p>	<p>N/A</p>
<p>Land division</p>	<p>Land division that does not create additional allotments other than for the purpose of providing public infrastructure</p>

Assessment Provisions

Desired Outcome (DO)

DO 1

To safeguard land for future urban growth.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Development that is incompatible, prejudicial or detrimental to the orderly and efficient servicing and conversion of the land for future urban growth does not occur.

DTS/DPF 1.1

None are applicable.

Built Form and Character

PO 2.1

Development maintains an open character.

DTS/DPF 2.1

None are applicable

PO 2.2

Buildings limited to those that:

- (a) are ancillary to and necessary to support existing land use activities on the same allotment;
- (b) are for the purposes of public infrastructure.

DTS/DPF 2.2

None are applicable

Land Division

PO 3.1

Land division limited to that which:

- (a) corrects anomalies in the placement of allotment boundaries with respect to the location of existing buildings or structures; or
- (b) enables the provision of public infrastructure.

DTS/DPF 3.1

Land division is for:

- (a) the alteration of allotment boundaries, where no additional allotments are created; or
- (b) the purpose of providing public infrastructure.

Concept Plans

PO 4.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the *Concept Plans Technical and Numeric Variation Overlay*.

DTS 4.1

None are applicable.

Procedural Matters

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone

(b) development identified as “all other code assessed development” in Deferred Urban Zone Table 3

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Employment Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment – the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development	Deemed-to-Satisfy Development Classification Criteria			
	Zone	General Development Policies	Subzone	Overlay
<p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
<p>Advertisement</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Murray Darling Basin Overlay Non-stop Corridor Overlay River Murray Flood Plain Overlay River Murray Tributaries Area Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay Water Protection Area Overlay Water Resources Overlay 	<p>[Advertisements]: DTS 7.1</p>	<p>Advertisements [Appearance]: DTS 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2</p> <p>Advertisements [Advertising Content]: DTS 3.1</p> <p>Advertisements [Amenity Content]: DTS 4.1</p> <p>Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5</p> <p>Clearance from Overhead Powerlines: DTS 1.1</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Area): DTS 1.1</p> <p>Airport Building Heights (Regulated): DTS 1.1, 1.2</p> <p>Building Near Airfields: DTS 1.1, 1.2</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Future Road Widening: DTS 1.1</p> <p>Key Outback and Rural Routes: DTS 8.1, 10.1</p> <p>Key Railway Crossings: DTS 1.1</p> <p>Major Transport Routes: DTS 8.1, 10.1</p> <p>Native Vegetation: DTS 1.1, 1.2</p> <p>State Significant Native Vegetation: DTS 1.1</p> <p>Urban Transport Routes: DTS 8.1, 10.1</p>
<p>Consulting room</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Concept Plans Technical and Numeric Variation Overlay Future Road Widening Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - High Risk) Overlay 	<p>[Land Use and Intensity]: DTS 1.2</p> <p>[Built Form and Character]: DTS 3.3, 3.4, 3.5</p> <p>[Interface Height]: DTS 4.1, 4.2</p> <p>[Landscaping]: DTS 5.1, 5.2</p>	<p>Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5</p> <p>Interface Between Land Uses [Hours of Operation]: DTS 2.1</p> <p>Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Area): DTS 1.1</p> <p>Airport Building Heights (Regulated): DTS 1.1, 1.2</p> <p>Building Near Airfields: DTS 1.1, 1.2</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Future Road Widening: DTS 1.1</p> <p>Key Outback and Rural Routes: DTS 8.1, 10.1</p> <p>Key Railway Crossings: DTS 1.1</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Bushfire - Urban Interface) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Murray Darling Basin Overlay • Non-stop Corridor Overlay • Prescribed Water Resources Area Overlay • Prescribed Watercourses Overlay • Prescribed Wells Area Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Traffic Generating Development Overlay • Water Protection Area Overlay • Water Resources Overlay 		Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		Major Transport Routes: DTS 8.1, 10.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1 Strategic Infrastructure Gas Pipelines: DTS 2.1
Office Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Future Road Widening Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay 	[Land Use and Intensity]: DTS 1.2 [Built Form and Character]: DTS 3.3, 3.4, 3.5 [Interface Height]: DTS 4.1, 4.2 [Landscaping]: DTS 5.1, 5.2	Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5 Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Key Outback and Rural Routes: DTS 8.1, 10.1 Key Railway Crossings: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Bushfire - Urban Interface) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Murray Darling Basin Overlay • Non-stop Corridor Overlay • Prescribed Water Resources Area Overlay • Prescribed Watercourses Overlay • Prescribed Wells Area Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Traffic Generating Development Overlay • Water Protection Area Overlay • Water Resources Overlay 		Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		Major Transport Routes: DTS 8.1, 10.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1 Strategic Infrastructure Gas Pipelines: DTS 2.1

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: PO 7.1	Advertisements [Appearance]: PO 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections : All Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Area : All Character Preservation District : All Coastal Areas : All Defence Aviation Area: PO 1.1, 1.3 Future Road Widening: PO 1.1 Hazards (Flooding) : All Historic Area : All Key Outback and Rural Routes: PO 8.1, 10.1 Key Railway Crossings: PO 1.1 Local Heritage Place : All Major Transport Routes: PO 8.1, 10.1 Marine Parks (Managed Use) : All Murray Darling Basin : All Native Vegetation: PO 1.1, 1.2 Non-stop Corridor : All River Murray Flood Plain : All River Murray Tributaries Area : All Sloping Land : All State Heritage Area : All State Heritage Place : All State Significant Native Vegetation: PO 1.1 Urban Transport Routes: PO 8.1, 10.1 Water Protection Area : All Water Resources : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Bulky goods outlet	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: DTS 4.1, 4.2</p> <p>[Landscaping]: DTS 5.2, 5.3</p> <p>[Concept Plans]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>State Significant Native Vegetation: PO 1.1</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Consulting room	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: DTS 4.1, 4.2</p> <p>[Landscaping]: DTS 5.2, 5.3</p> <p>[Concept Plans]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.2, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Non-stop Corridor: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Demolition of a State or Local Heritage Place	None	None	None	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>
Demolition within an Historic Area Overlay or State Heritage Area Overlay	None	None	None	<p>Historic Area: All</p> <p>State Heritage Area: All</p>
General industry	<p>[Land Use and Intensity]: PO 1.1</p> <p>[Built Form and Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: DTS 4.1, 4.2</p> <p>[Landscaping]: DTS 5.1, 5.2, 5.3</p> <p>[Concept Plans]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.2, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Light industry	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p>	None.	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Interface Height]: DTS 4.1, 4.2</p> <p>[Landscaping]: DTS 5.1, 5.2, 5.3</p> <p>[Concept Plans]: PO 8.1</p>	<p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.2, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources: All
Motor repair station	<p>[Land Use and Intensity]: PO 1.1</p> <p>[Built Form and Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: DTS 4.1, 4.2</p> <p>[Landscaping]: DTS 5.1, 5.2, 5.3</p> <p>[Concept Plans]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>	None.	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.2, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Office	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: DTS 4.1, 4.2</p> <p>[Landscaping]: DTS 5.2, 5.3</p> <p>[Concept Plans]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.2, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Personal or domestic services establishment	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: DTS 4.1, 4.2</p> <p>[Landscaping]: DTS 5.2, 5.3</p> <p>[Concept Plans]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.2, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Retail fuel outlet	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: DTS 4.1, 4.2</p> <p>[Landscaping]: DTS 5.2, 5.3</p> <p>[Concept Plans]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.2, 1.3</p> <p>Future Road Widening: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		
		<p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Service trade premises	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: DTS 4.1, 4.2</p> <p>[Landscaping]: DTS 5.2, 5.3</p> <p>[Concept Plans]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.2, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>State Significant Native Vegetation: PO 1.1</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
<p>Shop</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> The gross leasable floor area is more than 1000m² other than a bulky goods outlet or it is ancillary to an industry 	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: DTS 4.1, 4.2</p> <p>[Landscaping]: DTS 5.2, 5.3</p> <p>[Concept Plans]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.2, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Non-stop Corridor: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Store	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: DTS 4.1, 4.2</p> <p>[Landscaping]: DTS 5.2, 5.3</p> <p>[Concept Plans]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.2, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Telecommunications facility	[Land Use and Intensity]: PO 1.1	<p>Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: PO 6.1, 6.2</p>	None	<p>Advertising Near Signalised Intersections : All</p> <p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Area : All</p> <p>Character Preservation District : All</p> <p>Coastal Areas : All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Future Road Widening: PO 1.1</p> <p>Hazards (Flooding) : All</p> <p>Historic Area : All</p> <p>Key Outback and Rural Routes: PO 8.1, 10.1</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place : All</p> <p>Major Transport Routes: PO 8.1, 10.1</p> <p>Marine Parks (Managed Use) : All</p> <p>Murray Darling Basin : All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Non-stop Corridor : All</p> <p>River Murray Flood Plain : All</p> <p>River Murray Tributaries Area : All</p> <p>Sloping Land : All</p> <p>State Heritage Area : All</p> <p>State Heritage Place : All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Urban Transport Routes: PO 8.1, 10.1</p> <p>Water Protection Area : All</p> <p>Water Resources : All</p>
Tree damaging activity	None	None	None	Regulated Tree: All
Warehouse	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: DTS 3.1, 3.2, 3.3, 3.4, 3.5</p> <p>[Interface Height]: DTS 4.1, 4.2</p> <p>[Landscaping]: DTS 5.2, 5.3</p> <p>[Concept Plans]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.2, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Industry	Special Industry
Shop	Where: (c) the gross leasable floor area is no more than 1000m ² ; or (d) it is a bulky goods outlet; or (e) it is ancillary to an industry on the same allotment.

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

A comprehensive range of industrial, logistical, warehousing, storage, research and training land uses together with compatible business activities generating wealth and employment for the State.

DO 2

Employment generating uses are arranged to:

- (a) support the efficient movement of goods and materials on land in the vicinity of major transport infrastructure such as ports and intermodal freight facilities;
- (b) maintain access to waterfront areas for uses that benefit from direct water access including harbour facilities, port related industry and warehousing, ship building and related support industries;
- (c) create new and enhance existing business clusters;
- (d) support opportunities for the convenient co-location of rural related industries and allied businesses that may detract from scenic rural landscapes; and
- (e) be compatible with its location and setting to manage adverse impacts on the amenity of land in adjacent zones.

DO 3

Development achieves a pleasant visual amenity when viewed from adjacent arterial roads, adjoining zones and entrance ways to cities, towns and settlements.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Development primarily for a range of higher impacting land uses including general industry, warehouse, transport distribution and the like supplemented by other compatible development so as not to unduly impede the use of land in other ownership in the zone for employment generating land uses, particularly those parts of the zone unaffected by an interface with another zone that would be sensitive impact generating uses.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Automotive collision repair
- Electricity substation
- Fuel depot
- General industry
- Light Industry
- Motor repair station
- Public service depot
- Retail fuel outlet
- Service trade premises
- Shop
- Store
- Telecommunications facility
- Training facility
- Warehouse

PO 1.2

Development adjacent land in another zone used for or primarily accommodating residential development incorporates a range of low impact non-residential uses to mitigate adverse amenity and safety impacts on the adjoining zone.

DTS/DPF 1.2

Development involving any of the following uses on a site adjacent land in another zone used for or expected to be primarily used for residential purposes:

- Bulky goods outlet
- Consulting room
- Indoor recreation facility
- Light industry
- Office
- Research facility
- Service trade premises
- Store
- Training facility.

PO 1.3

Shops, other than a bulky goods outlet and shops not ancillary to an industry, primarily cater to the surrounding workforce to enhance the amenity of the zone for those workers.

DTS/DPF 1.3

Shop:

- (a) with a gross leasable floor area up to 500m²;
- (b) in the form of a bulky goods outlet; or
- (c) ancillary to and located on the same allotment as an industry.

PO 1.4

Residential development is subordinate and necessary to support the efficient management, security and/or operational aspects of a non-residential land use.

DTS/DPF 1.4

None are applicable.

Site Dimensions and Land Division

PO 2.1

Land division creating allotments of a size and shape suitable for a range of industrial, transport, warehouse and other similar or complementary land uses that support employment generation.

DTS/DPF 2.1

Allotments have:

- (e) an area of 2500m² or more; and
- (f) a frontage width of 30m or more.

Built Form and Character

PO 3.1

Development that achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

DTS/DPF 3.1

None are applicable.

PO 3.2

Building facades facing a boundary of a zone primarily intended to accommodate sensitive receivers, public road, or public open space incorporate design elements to add visual interest by considering the following:

- (a) a variety of building finishes and avoid elevations that consist solely of metal cladding;
- (b) using materials with a low reflectivity; and
- (c) techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.

DTS/DPF 3.2

None are applicable.

PO 3.3

Buildings set back from the primary street boundary to contribute to a consistent streetscape.

DTS/DPF 3.3

Buildings are no closer to the primary street frontage than:

- (a) the average of existing buildings on adjoining sites with the same primary street frontage and, if there is only one such building, the setback of that building; or
- (b) where no building exists on an adjoining site.
 - i. 8m or more for buildings up to 6m high;
 - ii. not less than 10m for buildings greater than 6m high.

PO 3.4

Buildings setback from secondary street boundaries to accommodate the provision of landscaping between buildings and the road to enhance the appearance of land and buildings when viewed from the street.

DTS/DPF 3.4

Buildings setback 4m or more from a secondary street boundary.

PO 3.5

Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.

DTS/DPF 3.5

Buildings setback 3m or more from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.

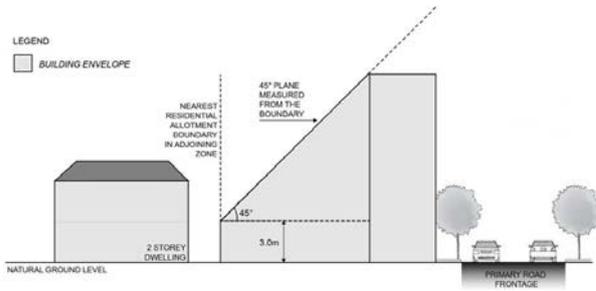
Interface Height

PO 4.1

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood zone.

DTS/DPF 4.1

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 allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 4.2 will apply, or where this boundary is the primary street boundary):

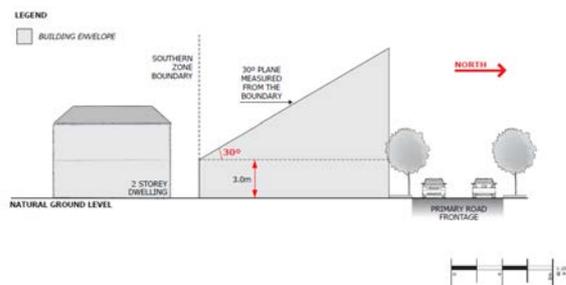


PO 4.2

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

DTS/DPF 4.2

Buildings on sites with a southern boundary adjoining a residential allotment within a neighbourhood zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:



Landscaping

PO 5.1

Landscaping provided along public roads and thoroughfares and zone boundaries to enhance the visual appearance of development and soften the impact of larger buildings when viewed from public spaces and adjacent land outside the zone.

DTS/DPF 5.1

Other than to accommodate a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land, a landscaped area is provided within the development site (excluding any land required for road widening purposes):

- (a) where a building is setback less than 3m from the street boundary - within the area remaining between a relevant building and the street boundary; or
- (b) in accordance with the following:

Minimum width	Description
5m	Along any boundary with a Highway, Freeway or Expressway.
5m	Along any boundary on the perimeter of the zone not fronting a public road or thoroughfare, except where the adjacent zone is one of the following: <ul style="list-style-type: none"> (a) Employment (Bulk Handling) Zone; (b) Suburban Employment Zone; (c) Resource Extraction Zone.
3m	Along any boundary on the perimeter of the zone that fronts a public road or thoroughfare.
3m	Along an arterial or main road frontage within the zone (and not on the perimeter of the zone)

PO 5.2

Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.

DTS/DPF 5.2

Landscape areas comprise:

- (a) not less than 10 percent of the site; and
- (b) a dimension of at least 1.5m.

PO 5.3

Landscape areas incorporate a range of plant species of varying heights at maturity, including tree species with a canopy above clear stems, to complement the scale of relevant buildings.

DTS/DPF 5.3

None are applicable.

Fencing

PO 6.1

Fencing exceeding 2.1m in height integrated and designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent streets to enhance the character of employment areas.

DTS/DPF /DPF 6.1

Fencing exceeding 2.1m in height:

- (a) located behind a façade of an associated building located on the same site; or
- (b) located behind a landscaped area along relevant street frontages; or
- (c) consists of visually permeable materials with landscaping behind.

Advertisements

PO 7.1

Freestanding advertisements do not create a visually dominant element within the locality.

DTS/DPF /DPF 7.1

Freestanding advertisements:

- (a) do not exceed 6m in height; and
- (b) do not have a sign face exceeding 8m² per side.

Procedural Matters (PM)

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Employment Zone Table 3
- (c) dwelling
- (d) pre-school
- (e) bulky goods outlet
- (f) shop exceeding 500m² other than where associated with an industry on the same allotment
- (g) tourist accommodation.

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Employment (Bulk Handling) Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	4 Building work is associated with a railway 5 It is situated (or to be situated) on railway land 6 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created 	14 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 15 It is ancillary to an office erected on the site 16 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 17 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 18 Total floor area - does not exceed 40m ² 19 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 20 Building height - does not exceed 5m 21 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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

<ul style="list-style-type: none"> • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>22 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure <p>23 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>24 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>25 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>26 The carport:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
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<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>3 There will be no increase in the total floor area of the building</p> <p>4 There will be no alteration to the external appearance of the building.</p>
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>85 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>86 It is detached from and ancillary to an office erected on the site</p> <p>87 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>88 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>89 Total floor area - does not exceed 40m²</p> <p>90 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>91 Building height - does not exceed 5m</p> <p>92 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>93 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p>

	<p>(b) it 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 abut the proposed wall or structure</p> <p>94 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>95 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>96 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>97 The garage:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>98 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay 	<p>4 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>5 Panels and associated components do not overhang any part of the roof</p>

<ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>6 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Water tank (above ground) Except where any of the following apply Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>9 The tank is part of a roof drainage system</p> <p>10 Total floor area - not exceeding 15m²</p> <p>11 The tank is located wholly above ground</p> <p>12 Tank height – does not exceed 4m above natural ground level</p> <p>13 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>14 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>3 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>4 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development	Deemed-to-Satisfy Development Classification Criteria			
	Zone	General Development Policies	Subzone	Overlay
<p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
<p>Advertisement</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay River Murray Flood Plain Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay Water Protection Area Overlay Water Resources Overlay 	<p>[Advertisements]: DTS 3.1</p>	<p>Advertisements [Appearance]: DTS 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2</p> <p>Advertisements [Advertising Content]: DTS 3.1</p> <p>Advertisements [Amenity Content]: DTS 4.1</p> <p>Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5</p> <p>Clearance from Overhead Powerlines: DTS 1.1</p>	<p>None</p>	<p>(applies only in the area affected by the Overlay)</p> <p>Airport Building Heights (Regulated): DTS 1.1, 1.2</p> <p>Building Near Airfields: DTS 1.1, 1.2</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Key Railway Crossings: DTS 1.1</p> <p>Major Transport Routes: DTS 8.1, 10.1</p> <p>Native Vegetation: DTS 1.1, 1.2</p> <p>State Significant Native Vegetation: DTS 1.1</p> <p>Urban Transport Routes: DTS 8.1, 10.1</p>
<p>Office</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Bushfire - High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - Urban Interface) Overlay Hazards (Bushfire - Regional) Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Murray Darling Basin Overlay 	<p>[Land Use and Intensity]: DTS 1.3</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: DTS 6.1</p> <p>Design in Rural Areas [Car Parking Appearance]: DTS 7.4, 7.5</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p>	<p>(applies only in the area affected by the Subzone)</p>	<p>(applies only in the area affected by the Overlay)</p> <p>Airport Building Heights (Regulated): DTS 1.1, 1.2</p> <p>Building Near Airfields: DTS 1.1, 1.2</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Key Railway Crossings: DTS 1.1</p> <p>Major Transport Routes: All</p> <p>Native Vegetation: DTS 1.1, 1.2</p> <p>State Significant Native Vegetation: DTS 1.1</p> <p>Urban Transport Routes: All</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Prescribed Water Resources Area Overlay • Prescribed Wells Area Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Traffic Generating Development Overlay • Water Protection Area Overlay • Water Resources Overlay 		Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: PO 3.1	Advertisements [Appearance]: PO 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Flooding): All Historic Area: All Key Railway Crossings: PO 1.1 Local Heritage Place: All Major Transport Routes: PO 8.1, 10.1 Marine Parks (Managed Use): All Native Vegetation: PO 1.1, 1.2 River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Urban Transport Routes: PO 8.1, 10.1 Water Protection Area: All Water Resources: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place: All
Demolition within an Historic Area Overlay or State Heritage Area Overlay	None	None	None	Historic Area: All State Heritage Area: All
Light industry	[Land Use and Intensity]: PO 1.1, 1.2	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5 Interface Between Land Uses [Air Quality]: PO 5.1, 5.2 Interface Between Land Uses [Light Spill]: PO 6.1 Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4 Transport, Access and Parking [Sightlines]: PO 2.1, 2.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6	None.	Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - Urban Interface): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Key Railway Crossings: PO 1.1 Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Water Resources Area: All Prescribed Wells Area: All River Murray Flood Plain: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
General industry	[Land Use and Intensity]: PO 1.1, 1.2	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [General Land Use Compatibility]: PO 1.2 Interface Between Land Uses [Hours of Operation]: PO 2.1	None.	Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - Urban Interface): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Key Railway Crossings: PO 1.1 Local Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2, 3.3</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Office	[Land Use and Intensity]: PO 1.1, 1.3	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p>	None.	<p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Store	[Land Use and Intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5 Interface Between Land Uses [Air Quality]: PO 5.1 Interface Between Land Uses [Light Spill]: PO 6.1 Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4 Transport, Access and Parking [Sightlines]: PO 2.1, 2.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6	None.	Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - Urban Interface): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Key Railway Crossings: PO 1.1 Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Water Resources Area: All Prescribed Wells Area: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
Tree damaging activity	None	None	None	Regulated Tree: All
Warehouse	[Land Use and Intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5 Interface Between Land Uses [Air Quality]: PO 5.1 Interface Between Land Uses [Light Spill]: PO 6.1 Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4	None.	Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - Urban Interface): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Key Railway Crossings: PO 1.1 Local Heritage Place: All Major Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Sightlines]: PO 2.1, 2.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		Marine Parks (Managed Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Water Resources Area: All Prescribed Wells Area: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Dwelling	Where ancillary to a non-residential land use and will not result in more than one dwelling on an allotment.

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

A zone in which agricultural and other commodities are received, stored and dispatched in bulk to generate wealth and employment for the State.

DO 2

Development achieves a pleasant visual amenity when viewed from: adjacent arterial roads; adjoining zones and; entrance ways to towns, settlements and cities.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Development primarily in the form of facilities for the handling and storage of bulk commodities to enhance economic activity and supply chain efficiencies.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Advertisement
- Bulk handling facility including bunkers and silos for the reception, storage and dispatch of commodities in bulk
- Office in association with a facility for the reception, storage and dispatch of commodities in bulk
- Truck parking area
- Store.

PO 1.2

Value-adding industries, including the processing and packaging of commodities, that complement facilities for the reception, storage and dispatch of agricultural and other commodities in bulk to enhance the use of the zone and local job opportunities.

DTS/DPF 1.2

None are applicable.

PO 1.3

Office associated with and ancillary to facilities for the handling and storage of bulk commodities to support the management and operational aspects of those facilities.

DTS/DPF 1.3

Office:

- (f) in association with and ancillary to a facility for the reception, storage and dispatch of commodities in bulk; and
- (g) with a gross leasable floor area up to 150m².

Land Division

PO 2.1

Land division that creates allotments that are of a size and shape suitable for bulk handling and complementary uses.

DTS/DPF 2.1

None are applicable.

Fencing

PO 3.1

Fencing exceeding 2.1m in height integrated and designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent streets to enhance the character of employment areas.

DTS/DPF /DPF 3.1

Fencing exceeding 2.1m in height:

- (a) located behind a façade of an associated building located on the same site; or
- (b) located behind a landscaped area along relevant street frontages; or
- (c) consists of visually permeable materials with landscaping behind.

Advertisements

PO 4.1

Freestanding advertisements do not create a visually dominant element within the locality.

DTS/DPF /DPF 4.1

Freestanding advertisements:

- (g) up to 4m in height from natural ground level; and
- (h) with a sign face up to 6m² per side.

Procedural Matters (PM)

Notification
<p>All classes of performance assessed development are excluded from notification except where they involve any of the following:</p> <ul style="list-style-type: none"> (a) the site of the development is adjacent land to land in a different zone (b) development identified as “all other code assessed development” in Employment (Bulk Handling) Zone Table 3.
Placement of Notices – Exemptions for Performance Assessed Development
None specified.
Placement of Notices – Exemptions for Restricted Development
None specified.

General Neighbourhood Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Carport Except where any of the following apply:</p> <ul style="list-style-type: none"> • Building Near Airfields Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

<ul style="list-style-type: none"> • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>(b) it 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 abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The carport:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Demolition Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay <p>A State Heritage Place identified in the State Heritage Place Overlay</p>	<p>None.</p>

<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure

<ul style="list-style-type: none"> • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The garage:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>13 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay 	<p>73 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>74 It is detached from and ancillary to a dwelling erected on the site</p> <p>75 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>76 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p>

<ul style="list-style-type: none"> • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>77 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>78 Total floor area does not exceed 40m²</p> <p>79 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>80 Building height - does not exceed 5m</p> <p>81 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p style="padding-left: 40px;">(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p style="padding-left: 40px;">(b) 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</p> <p>82 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p style="padding-left: 40px;">(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p style="padding-left: 40px;">(b) 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 abut the proposed wall or structure</p> <p>83 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>84 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<p>17 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>18 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>19 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>20 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</p>

<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>57 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>58 Shade sail consists of permeable material</p> <p>59 The total area of the sail - does not exceed 40m²</p> <p>60 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>61 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>62 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>63 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>34 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>35 Panels and associated components do not overhang any part of the roof</p> <p>36 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>

<p>Spa pool Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay. 	<p>36 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>37 It is ancillary to a dwelling erected on the site</p> <p>38 Allotment boundary setback – not less than 1m</p> <p>39 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>40 Location of filtration system from a dwelling on an adjoining allotment:</p> <p style="padding-left: 20px;">(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p style="padding-left: 20px;">(b) not less than 12m in any other case.</p>
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<p>41 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>42 It is ancillary to a dwelling erected on the site</p> <p>43 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>44 Total floor area - does not exceed 40m²</p> <p>45 Post height - does not exceed 3m measured from natural ground level</p> <p>46 Building height - does not exceed 5m</p> <p>47 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>48 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.</p>

Water tank (above ground)

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Flooding) Overlay
- Character Area Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank is part of a roof drainage system
- 3 Total floor area - not exceeding 15m²
- 4 The tank is located wholly above ground
- 5 Tank height – does not exceed 4m above natural ground level
- 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

Water tank (underground)

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary Accommodation Aircraft Noise Exposure Overlay Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Bushfire – Medium Risk) Overlay Hazards (Bushfire- General Risk) Overlay Hazards (Bushfire -Urban Interface) Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Noise and Air Emission Overlay Ramsar Wetlands Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Major Urban Transport Routes Overlay [Corner Cut-Offs]: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: All Urban Transport Routes Overlay [Corner Cut-Offs]: All
Outbuilding (not being a garage) Verandah Except where the following apply: Building Near Airfields Overlay		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Major Urban Transport Routes Overlay [Corner Cut-Offs]: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Bushfire – Medium Risk) Overlay Hazards (Bushfire- General Risk) Overlay Hazards (Bushfire -Urban Interface) Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay				Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Urban Transport Routes Overlay [Corner Cut-Offs]: All
Carport Outbuilding (in the form of a garage) Except where the following apply: Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Historic Areas Overlay Hazards (Bushfire-High Risk) Overlay		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Key Outback and Rural Route Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Hazards (Bushfire – Medium Risk) Overlay Hazards (Bushfire- General Risk) Overlay Hazards (Bushfire -Urban Interface) Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Non-Stop Corridors Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay				State Significant Native Vegetation Areas Overlay [Environmental Protection]: All Urban Transport Routes Overlay: All
Detached Dwelling (not being in a Battle-axe arrangement) Semi-Detached Dwelling Row Dwelling Except where Aircraft Noise Exposure Overlay Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay	Site Dimensions and Land Division: DTS 2.1 Site Coverage: DTS 3.1 Building Height: 4.1 Primary Street Setback: DTS 5.1, 5.2 Secondary Street Setback: 6.1 Boundary Walls: DTS 7.1, 7.2	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2		Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Key Outback and Rural Route Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1 Urban Transport Routes Overlay: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Non-Stop Corridors Overlay Noise and Air Emission Overlay Ramsar Wetlands Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay		Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 23.1, 23.2, 23.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Interface Between Rural Activities]: DTS 9.3, 9.4, 9.5 Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: DTS 10.1 Site Contamination: DTS 1.1		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Dwelling addition Except where Aircraft Noise Exposure Overlay Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Non-Stop Corridors Overlay Noise and Air Emission Overlay Ramsar Wetlands Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay	Site Dimensions and Land Division: DTS 2.1 Site Coverage: DTS 3.1 Building Height: 4.1 Primary Street Setback: DTS 5.1, 5.2 Secondary Street Setback: 6.1 Boundary Walls: DTS 7.1, 7.2	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1		Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Key Outback and Rural Route Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1 Urban Transport Routes Overlay: All
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or		Housing Renewal: All DTS		Affordable Housing Overlay [Land Division]: All Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority Except where Aircraft Noise Exposure Overlay Building Near Airfields Overlay Coastal Areas Overlay Character Area Overlay Character Preservation District Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay Non-Stop Corridors Overlay Noise and Air Emission Overlay Ramsar Wetlands Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay				Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Key Outback and Rural Route: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1 Urban Transport Routes Overlay: All
Excavation and filling Except where		Design in Urban Areas [All Development – Fences and Walls]: DTS 7.1		Native Vegetation Overlay [Environmental Protection]: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Ramsar Wetlands Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay				State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Ancillary accommodation		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	(applies only in the area affected by the Subzone)	Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay : All Airport Building Heights (Regulated) Overlay : All Building Near Airfields Overlay : All Character Area Overlay : All Character Preservation District Overlay : All Coastal Areas Overlay : All Defence Aviation Area Overlay : All Future Road Widening Overlay : All Hazards (Acid Sulfate Soils) Overlay : All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay : All Hazards (Bushfire – General Risk) Overlay : All Hazards (Bushfire – Urban Interface) Overlay : All Hazards (Bushfire – Regional) Overlay : All Hazards (Flooding) Overlay : All Historic Area Overlay : All Key Outback and Rural Routes Overlay : All Key Railway Crossings Overlay : All Local Heritage Place Overlay : All Major Urban Transport Routes Overlay : All Marine Parks (Managed Use) Overlay : All Murray Darling Basin Overlay : All Native Vegetation Overlay : All Noise and Air Emissions Overlay : All Non-stop Corridor Overlay : All Prescribed Water Resources Area Overlay : All Prescribed Watercourses Overlay : All Ramsar Wetlands Overlay : All River Murray Flood Plain Overlay : All River Murray Tributaries Area Overlay : All Sloping Land Overlay : All State Heritage Area Overlay : All State Heritage Place Overlay : All State Significant Native Vegetation Overlay : All Urban Transport Routes Overlay : All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p>		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p> <p>Car parking, Access and Manoeuvrability]: All</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5</p>		<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Coastal Areas: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Regulated Trees: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Local Heritage Place Overlay: All</p> <p>Character Area Overlay: All</p> <p>Historic Areas Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Key Outback and Rural Route Overlay All</p> <p>Key Railway Crossings Overlay: All</p> <p>Major Urban Transport Routes: All</p> <p>Native Vegetation Overlay [Environmental Protection]: All</p> <p>State Significant Native Vegetation Areas Overlay: All</p> <p>Future Road Widening Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Acid Sulfate Soils) Overlay: All Non-Stop Corridors Overlay: All Character Preservation District Overlay: All Hazards (Flooding) Overlay: All Coastal Areas Overlay : All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All
Consulting room Office Preschool	[Land Use and Intensity] PO 1.3, 1.4, 1.5, 1.6. [Site Coverage]: DTS 3.1 [Building Height]: 4.1 [Primary Street Setback]: DTS 5.1, 5.2 [Secondary Street Setback]: 6.1 [Boundary Walls]: DTS 7.1, 7.2	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All Character Area Overlay: All Character Preservation District: All Coastal Areas: All Future Road Widening: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>Marine Parks (Managed Use) : All</p> <p>Murray Darling Basin : All</p> <p>Native Vegetation : All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay : All</p> <p>River Murray Tributaries Area Overlay : All</p> <p>Sloping Land Overlay : All</p> <p>State Heritage Area Overlay : All</p> <p>State Heritage Place Overlay : All</p> <p>State Significant Native Vegetation Overlay : All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay : All</p> <p>Urban Transport Routes Overlay : All</p> <p>Water Protection Area Overlay : All</p> <p>Water Resources Overlay: All</p>
Demolition of a State or Local Heritage Place	None	None	None	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>
Dwelling addition	<p>[Site Dimensions and Land Division]: DTS 2.1</p> <p>[Site Coverage]: DTS 3.1</p> <p>[Building Height]: 4.1</p> <p>[Primary Street Setback]: DTS 5.1, 5.2</p> <p>[Secondary Street Setback]: 6.1</p> <p>[Boundary Walls]: DTS 7.1, 7.2</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p>		<p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Building Near Airfields: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All</p> <p>Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All Marine Parks (Managed Use) : All Murray Darling Basin : All Native Vegetation : All Noise and Air Emissions: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All</p>
<p>Detached Dwelling</p> <p>Semi-Detached Dwelling</p> <p>Row Dwelling</p>	<p>[Site Dimensions and Land Division]: DTS 2.1</p> <p>[Site Coverage]: DTS 3.1</p> <p>[Building Height]: 4.1</p> <p>[Primary Street Setback]: DTS 5.1, 5.2</p> <p>[Secondary Street Setback]: 6.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		<p>Affordable Housing Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay : All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Boundary Walls]: DTS 7.1, 7.2</p>	<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p>		<p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Outback and Rural Routes Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay : All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Murray Darling Basin Overlay : All</p> <p>Native Vegetation Overlay : All</p> <p>Noise and Air Emissions Overlay : All</p> <p>Non-stop Corridor Overlay : All</p> <p>Prescribed Water Resources Area Overlay : All</p> <p>Prescribed Watercourses Overlay : All</p> <p>Ramsar Wetlands Overlay : All</p> <p>River Murray Flood Plain Overlay : All</p> <p>River Murray Tributaries Area Overlay : All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay : All</p> <p>State Heritage Place Overlay : All</p> <p>State Significant Native Vegetation Overlay : All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay : All</p> <p>Urban Transport Routes Overlay : All</p> <p>Water Protection Area Overlay : All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.3, 9.4, 9.5</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: PO 1.1</p>		
<p>Detached dwelling (in a Battle-axe arrangement)</p> <p>Group Dwelling</p> <p>Residential Flat Building</p>	<p>[Site Dimensions and Land Division]: PO 2.1</p> <p>[Site Coverage]: PO 3.1</p> <p>[Building Height]: PO 4.1</p> <p>[Primary Street Setback]: PO 5.1, 5.2</p> <p>[Secondary Street Setback]: PO 6.1</p> <p>[Boundary Walls]: PO 7.1, 7.2</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p>		<p>Affordable Housing Overlay: All</p> <p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) : All Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Outback and Rural Routes Overlay: All</p> <p>Key Railway Crossings Overlay : All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Site Contamination: PO 1.1		Prescribed Watercourses Overlay: All Ramsar Wetlands Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority		Housing Renewal: All POs		Affordable Housing Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) : All Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay : All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Prescribed Watercourses Overlay: All Ramsar Wetlands Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Excavation and filling		Design in Urban Areas [All Development – Fences and Walls]: PO 8.2		Coastal Areas: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Regulated Trees: All Sloping Land: All State Heritage Area: All State Heritage Place: All Local Heritage Place Overlay: All Character Area Overlay: All Historic Areas Overlay: All Urban Transport Routes: All Key Outback and Rural Route Overlay All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Key Railway Crossings Overlay: All Major Urban Transport Routes: All Native Vegetation Overlay [Environmental Protection]: All State Significant Native Vegetation Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Non-Stop Corridors Overlay: All Character Preservation District Overlay: All Hazards (Flooding) Overlay: All Coastal Areas Overlay : All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All
Fence		Design in Urban Areas [All Development – Fences and Walls]: PO 8.1		Coastal Areas: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Regulated Trees: All Sloping Land: All State Heritage Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place: All Local Heritage Place Overlay: All Character Area Overlay: All Historic Areas Overlay: All Urban Transport Routes: All Key Outback and Rural Route Overlay All Key Railway Crossings Overlay: All Major Urban Transport Routes: All Native Vegetation Overlay [Environmental Protection]: All State Significant Native Vegetation Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Non-Stop Corridors Overlay: All Character Preservation District Overlay: All Hazards (Flooding) Overlay: All Coastal Areas Overlay : All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All
Land division	[Site Dimensions and Land Division]: PO 2.1 [Concept Plans]: PO 9.1	Land Division in Urban Areas: All		Affordable Housing Overlay: All Building Near Airfields Overlay : All Character Area Overlay : All Character Preservation District Overlay : All Coastal Areas Overlay : All Environment and Food Production Area Overlay : All Future Road Widening Overlay : All Hazards (Acid Sulfate Soils) Overlay : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire – High Risk) Overlay : All Hazards (Bushfire – Medium Risk) Overlay : All Hazards (Bushfire – General Risk) Overlay : All Hazards (Bushfire – Urban Interface) Overlay : All Hazards (Bushfire – Regional) Overlay : All Hazards (Flooding) Overlay : All Historic Area Overlay : All Key Outback and Rural Routes Overlay : All Key Railway Crossings Overlay : All Local Heritage Place Overlay : All Major Urban Transport Routes Overlay : All Marine Parks (Managed Use) Overlay : All Murray Darling Basin Overlay : All Native Vegetation Overlay : All Noise and Air Emissions Overlay : All Non-stop Corridor Overlay : All Ramsar Wetlands Overlay : All Regulated Trees Overlay : All River Murray Flood Plain Overlay : All River Murray Tributaries Area Overlay : All Sloping Land Overlay : All State Heritage Area Overlay : All State Heritage Place Overlay : All State Significant Native Vegetation Overlay : All Strategic Infrastructure (Gas Pipelines) Overlay : All Traffic Generating Development Overlay : All Urban Transport Routes Overlay : All Water Protection Area Overlay : All Water Resources Overlay: All
Retirement facility Supported Accommodation	[Land Use and Intensity]: PO 1.3 [Site Dimensions and Land Division]: PO 2.1 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9		Affordable Housing Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) : All Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Primary Street Setback]: PO 5.1, 5.2 [Secondary Street Setback]: PO 6.1 [Boundary Walls]: PO 7.1, 7.2</p>	<p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Supported Accommodation, Housing for Aged Persons, and People with Disabilities]: All</p> <p>All Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay : All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Ramsar Wetlands Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay : All Water Resources Overlay: All</p>
Shop	<p>[Land Use and Intensity] PO 1.3, 1.4, 1.5, 1.6. [Site Coverage]: DTS 3.1 [Building Height]: 4.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p>		<p>Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Primary Street Setback]: DTS 5.1, 5.2 [Secondary Street Setback]: 6.1 [Boundary Walls]: DTS 7.1, 7.2</p>	<p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p>		<p>Character Area Overlay: All Character Preservation District: All Coastal Areas: All</p> <p>Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All</p> <p>Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All Marine Parks (Managed Use) : All Murray Darling Basin : All Native Vegetation : All Noise and Air Emissions: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay : All River Murray Flood Plain Overlay : All River Murray Tributaries Area Overlay : All Sloping Land Overlay : All State Heritage Area Overlay : All State Heritage Place Overlay : All State Significant Native Vegetation Overlay : All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay : All Urban Transport Routes Overlay : All Water Protection Area Overlay : All Water Resources Overlay: All</p>
Student accommodation	<p>[Land Use and Intensity]: PO 1.3</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p>		<p>Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) : All Overlay: All Airport Building Heights (Regulated) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Site Dimensions and Land Division]: PO 2.1</p> <p>[Site Coverage]: PO 3.1</p> <p>[Building Height]: PO 4.1</p> <p>[Primary Street Setback]: PO 5.1, 5.2</p> <p>[Secondary Street Setback]: PO 6.1</p> <p>[Boundary Walls]: PO 7.1, 7.2</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		<p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Outback and Rural Routes Overlay: All</p> <p>Key Railway Crossings Overlay : All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay : All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Tree Damaging Activity				Regulated Tree Overlay: All
All other Code Assessed Development	All	All	None	

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	With a gross leasable area less than 1000m².

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Residential development and supporting uses that provide housing and supporting services and facilities that make it a convenient place to live.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

Ancillary accommodation

Community facility

Dwelling

Educational establishment

Office

Outbuilding

Pre-school

Recreation area

Residential flat building

Retirement facility

Shop

Supported accommodation

PO 1.2

Residential development accommodates a range of housing choices.

DTS/DPF 1.2

Residential development comprises:

- (a) detached dwellings;
- (b) semi-detached dwellings;
- (c) row dwellings;
- (d) group dwellings;
- (e) residential flat buildings;
- (f) retirement facility; and / or
- (g) supported accommodation.

PO 1.3

Non-residential development provides a range of services to the local community primarily in the form of:

- (a) commercial uses including small scale offices, consulting rooms and personal or domestic services establishment;
- (b) community services such as educational establishments, community centres, places of worship, pre-schools, childcare and other health and welfare services;
- (c) services and facilities ancillary to the function or operation of supported accommodation or retirement housing;
- (d) open space and recreation facilities.

DTS 1.3

None are applicable

PO 1.4

Non-residential development compatible with the residential character and amenity of a neighbourhood.

DTS 1.4

None are applicable

PO 1.5

Shops, consulting rooms and offices of a scale to maintain the amenity of nearby residents.

DTS / DPF 1.5

Other than a change in the use of an existing building that has been lawfully used as a shop, office or consulting room (or any combination thereof), or where located with a frontage to an arterial or collector road or adjacent a Main Street or Activity Centre Zone, shops, offices and consulting rooms do not exceed 100m² in gross leasable floor area (individually or combined).

PO 1.6

Larger scale shops, offices and consulting rooms established on higher order roads and adjacent existing commercial and retail precincts.

DTS/DPF 1.6

Shop, consulting room and office:

- (a) floor area does not exceed 200m²; and
- (b) are located on sites with a frontage to an arterial or collector road or adjacent a Main Street or Activity Centre Zone.

Site Dimensions and Land Division

PO 2.1

Allotments/sites created for residential purposes are of suitable size and dimension and compatible with the pattern of development in a low-rise low-density neighbourhood.

DTS/DPF 2.1

Development accords with the following:

- a. site areas (or allotments in the case of land division) not less than:
 - i. 300m² for detached dwellings not on a Battle-axe site/allotment or in a terrace arrangement;
 - ii. 300m² (exclusive of the Battle-axe 'handle') for detached dwellings on a Battle-axe site/allotment;
 - iii. 300m² for semi-detached dwellings;
 - iv. 200m² for row dwellings or detached dwellings in a terrace arrangement;

- v. 300m² per dwelling for group dwellings and dwellings within a residential flat building; and
- b. site frontages not less than:
 - i. 9m for detached dwellings not on a Battle-axe site/allotment or in a terrace arrangement;
 - ii. 5m for detached dwellings on a Battle-axe site/allotment;
 - iii. 9m for semi-detached dwellings;
 - iv. 7m (averaged) for row dwellings or detached dwellings in a terrace arrangement;
 - v. 15m (total) for group dwelling and residential flat building developments.

Site Coverage

PO 3.1

Building footprints consistent with character of a low-density neighbourhood and allow sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.

DTS / DPF 3.1

The development does not result in a total roofed area (excluding eaves of a dwelling) on the site exceeding 60%.

Building Height

PO 4.1

Buildings contribute to a low-rise suburban character.

DTS/DPF 4.1

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.

Primary Street Setback

PO 5.1

Buildings are setback from primary street boundaries to contribute to a suburban streetscape character.

DTS/DPF 5.1

Buildings setback from the primary street boundary:

- (a) 8m or more from an arterial road; and
- (b) 5m from any other road.

PO 5.2

Building elements are setback from public streets to contribute to a suburban streetscape character while adding interest and animation to street frontages.

DTS/DPF 5.2

The following elements can extend up to 1.5m closer to the primary street than the minimum primary street setback specified in DTS 3.1:

- (a) a porch or portico with at least 2 open sides;
- (b) a balcony;
- (c) a verandah with at least 3 open sides;
- (d) window awnings or shading features; and
- (e) architectural fins or blades.

Secondary Street Setback

PO 6.1

Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.

DTS/DPF 6.1

Buildings are set back at least 900mm from the boundary of the allotment with the secondary street frontage.

Boundary Walls

PO 7.1

Boundary walls are limited in height and length to manage impacts on adjoining properties.

DTS/DPF 7.1

Dwelling walls on side boundaries either:

- a. adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height; or
- b. do not exceed:
 - i. 3 metres in height;
 - ii. 10 metres in length; and

will not result in boundary walls on more than 45% of the total length of the side boundary.

PO 7.2

Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.

DTS / DPF 7.2

Dwellings in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site.

Façade Design

PO 8.1

Dwelling facades facing public streets and common driveways that make a positive contribution to the streetscape.

DTS / DPF 8.1

Each dwelling includes at least 3 of the following design features along each façade facing a public road or common driveway:

- a. a porch or portico that projects at least 1m from the building façade and is open on least 2 sides
- b. a balcony that projects at least 1.0m from the building façade
- c. a verandah that projects at least 1m from the building façade
- d. eaves surrounding the dwelling of a minimum 450mm width
- e. a minimum 50% of the upper level projects forward a minimum 300mm from the lower level building line
- f. a minimum of 25% of the façade is setback an additional 300mm
- g. a porch or portico that projects at least 1m from the building façade and is open on least 2 sides
- h. a balcony that projects at least 1.0m from the building façade
- i. a verandah that projects at least 1m from the building façade
- j. eaves surrounding the dwelling of a minimum 450mm width
- k. a minimum 50% of the upper level projects forward a minimum 300mm from the lower level building line.

Concept Plans

PO 9.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the Concept Plans Technical and Numeric Variation Overlay.

DTS/DPF 9.1

None are applicable.

Procedural Matters (PM)

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as “all other code assessed development” in Suburban Neighbourhood Zone Table 3
- (c) Development involving the creation of four or more additional dwellings
- (d) Dwellings that do not satisfy DTS/DPF 2.1, 4.1, 5.1, 5.2, 6.1, 7.1, 7.2 and 8.1
- (e) Buildings exceeding the height specified in DTS 4.1

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Greenfield Suburban Neighbourhood Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Acid Sulfate Soils) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Protection Area Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

	<p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it 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 abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The carport:</p> <p>(a) is located so that vehicle access:</p> <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ol style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
Demolition	None.
Internal building work	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Outbuilding (in the form of a garage)	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Acid Sulfate Soils) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created <p>Water Resources Overlay</p>	<ol style="list-style-type: none"> 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure 10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 12 The garage: <ol style="list-style-type: none"> (a) is located so that vehicle access: <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that:
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	<p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>1 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Acid Sulfate Soils) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<p>85 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>86 It is detached from and ancillary to a dwelling erected on the site</p> <p>87 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>88 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>89 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>90 Total floor area does not exceed 40m²</p> <p>91 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>92 Building height - does not exceed 5m</p> <p>93 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p>

	<p>94 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) 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 abut the proposed wall or structure</p> <p>95 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Acid Sulfate Soils) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay <p>Water Resources Overlay</p>	<p>21 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>22 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>23 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</p>
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Acid Sulfate Soils) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay 	<p>64 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>65 Shade sail consists of permeable material</p> <p>66 The total area of the sail - does not exceed 40m²</p> <p>67 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p>

<ul style="list-style-type: none"> Water Resources Overlay 	<p>68 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>69 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted)</p>	<p>37 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>38 Panels and associated components do not overhang any part of the roof</p> <p>70 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> Character Preservation District Overlay Hazards (Acid Sulfate Soils) Overlay State Heritage Place Overlay Native Vegetation Overlay State Significant Native Vegetation Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay <p>Water Resources Overlay</p>	<p>41 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>42 It is ancillary to a dwelling erected on the site</p> <p>43 Allotment boundary setback – not less than 1m</p> <p>44 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>45 Location of filtration system from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise not less than 12m in any other case.</p>
<p>Verandah Except where any of the following apply:</p> <ul style="list-style-type: none"> Character Preservation District Overlay Hazards (Acid Sulfate Soils) Overlay State Heritage Place Overlay 	<p>49 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>50 It is ancillary to a dwelling erected on the site</p> <p>51 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>52 Total floor area - does not exceed 40m²</p>

<ul style="list-style-type: none"> • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay <p>Water Resources Overlay</p>	<p>53 Post height - does not exceed 3m measured from natural ground level</p> <p>54 Building height - does not exceed 5m</p> <p>55 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.</p>
<p>Water tank (above ground) Except where any of the following apply</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay <p>Water Resources Overlay</p>	<p>43 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>44 The tank is part of a roof drainage system</p> <p>45 Total floor area - not exceeding 15m²</p> <p>46 The tank is located wholly above ground</p> <p>47 Tank height – does not exceed 4m above natural ground level</p> <p>48 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>56 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Acid Sulfate Soils) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay <p>Water Resources Overlay</p>	<p>19 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>49 The tank (including any associated pump) is located wholly below the level of the ground.</p>
<p>Protective tree netting structure Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) Overlay • State Heritage Place Overlay 	<p>15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>16 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)</p>

<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Water Protection Area Overlay <p>Water Resources Overlay</p>	<p>17 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour</p> <p>18 In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire – Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:</p> <ul style="list-style-type: none"> (e) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or (f) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site <p>19 No part of the netting canopy of the protective tree netting structure:</p> <ul style="list-style-type: none"> (e) will cover native vegetation; or (f) will be within 5m of a road (including any road reserve) <p>20 The points of attachment of any cables will not be located:</p> <ul style="list-style-type: none"> (e) outside the boundaries of the site; or (f) within a watercourse (within the meaning of the Natural Resources Management Act 2004) <p>21 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:</p> <ul style="list-style-type: none"> (e) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling <p>in any other case, no part of the netting canopy is within 15m of the dwelling.</p>
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Table 2 – Deemed-to-Satisfy Development Classification

<p>Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<p>Ancillary Accommodation</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire-High Risk) Overlay • Hazards (Medium-Risk) Overlay • Hazards (General-Risk) Overlay • Hazards (Urban Interface) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • State Heritage Place Overlay • Sloping Land Overlay • Water Resources Overlay 		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2</p>		<p>Airport Building Heights (Aircraft Landing Areas) Overlay: All</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs]: All</p> <p>Native Vegetation Overlay [Environmental Protection]: DTS 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p>
<p>Outbuilding (not being a garage) Verandah</p> <p>Except where the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire-High Risk) Overlay • Hazards (Medium-Risk) Overlay • Hazards (General-Risk) Overlay • Hazards (Urban Interface) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay 		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2</p>		<p>Airport Building Heights (Aircraft Landing Areas) Overlay: All</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs]: All</p> <p>Native Vegetation Overlay [Environmental Protection]: DTS 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p>

<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • State Heritage Place Overlay • Sloping Land Overlay • Water Resources Overlay 				
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p> <p>Except where the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire-High Risk) Overlay • Hazards (Medium-Risk) Overlay • Hazards (General-Risk) Overlay • Hazards (Urban Interface) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • River Murray Tributaries Overlay • River Murray Flood Plain Overlay • State Heritage Place Overlay • Sloping Land Overlay • Water Resources Overlay 		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.4, 24.5</p>		<p>Airport Building Heights (Aircraft Landing Areas) Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay [Environmental Protection]: DTS 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p>
<p>Dwelling addition</p> <p>Except where</p> <ul style="list-style-type: none"> • Aircraft Noise Exposure Overlay • Building Near Airfields Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire-High Risk) Overlay • Hazards (Medium-Risk) Overlay • Hazards (General-Risk) Overlay • Hazards (Urban Interface) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay 	<p>[Building Height]: DTS 8.1</p> <p>[Primary Street Setback]: DTS 9.1</p> <p>[Secondary Street Setback] 10.1</p> <p>[Boundary Walls]: DTS 11.1, 11.2</p> <p>[Side Boundary Setback]: DTS 12.1</p> <p>[Rear Boundary Setback]: DTS 13.1</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3</p>		<p>Airport Building Heights (Aircraft Landing Areas) Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay [Environmental Protection]: DTS 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p>

<ul style="list-style-type: none"> • State Heritage Place Overlay • Sloping Land Overlay • Water Resources Overlay 		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4</p> <p>Site Contamination: DTS 1.1</p>		
<p>Detached Dwelling (not being in a Battle-axe arrangement)</p> <p>Semi-detached Dwelling</p> <p>Row Dwelling</p> <p>Except where</p> <ul style="list-style-type: none"> • Building Near Airfields Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire-High Risk) Overlay • Hazards (Medium-Risk) Overlay • Hazards (General-Risk) Overlay • Hazards (Urban Interface) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Areas Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • State Heritage Place Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>[Building Height]: DTS 8.1</p> <p>[Primary Street Setback]: DTS 9.1</p> <p>[Secondary Street Setback] 10.1</p> <p>[Boundary Walls]: DTS 11.1, 11.2</p> <p>[Side Boundary Setback]: DTS 12.1</p> <p>[Rear Boundary Setback]: DTS 13.1</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.4, 24.5</p> <p>Site Contamination: DTS 1.1</p>		<p>Airport Building Heights (Aircraft Landing Areas) Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Major Urban Transport Routes Overlay [Access – Safe Entry and Exit (Traffic Flow): All</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing): All</p> <p>Major Urban Transport Routes Overlay [Access – Location (Site Lines): All</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs]: All</p> <p>Native Vegetation Overlay [Environmental Protection]: DTS 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p>
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</p> <p>b) registered Community Housing providers participating in housing</p>		<p>Housing Renewal: All</p>		<p>Airport Building Heights (Aircraft Landing Areas) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay:</p> <p>Key Railway Crossings Overlay: All</p> <p>Major Urban Transport Routes: All</p> <p>Native Vegetation Overlay [Environmental Protection]: DTS 1.1</p>

<p>renewal programs endorsed by the South Australian Housing Authority</p> <p>Except where</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Building Near Airfields Overlay • Character Preservation District Overlay • Hazards (Bushfire-High Risk) Overlay • Hazards (Medium-Risk) Overlay • Hazards (General-Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Urban Interface) Overlay • Hazards (Flooding) Overlay • Historic Areas Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • State Heritage Place Overlay • Sloping Land Overlay • Water Resources Overlay 				<p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p>
<p>Excavation and filling</p> <p>Except where</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Historic Areas Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • State Heritage Place Overlay • Sloping Land Overlay 		<p>Design in Urban Areas [Earthworks] DTS 7.1</p>		<p>Native Vegetation Overlay [Environmental Protection]: DTS 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1</p>

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Ancillary Accommodation		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2		Airport Building Heights (Aircraft Landing Area) Overlay Building Near Airfields Overlay Character Preservation District Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire-High Risk) Overlay: All Hazards (Medium-Risk) Overlay: All Hazards (General-Risk) Overlay: All Hazards (Urban Interface) Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All State Significant Native Vegetation Areas Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Sloping Land Overlay: All
Outbuilding (not being a garage) Verandah				Building Near Airfields (Aircraft Landing Area) Overlay Building Near Airfields Overlay Character Preservation District Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire-High Risk) Overlay: All Hazards (Medium-Risk) Overlay: All Hazards (General-Risk) Overlay: All Hazards (Urban Interface) Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Ramsar Wetlands Overlay: All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All State Significant Native Vegetation Areas Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Sloping Land Overlay: All Water Protection Area Overlay
Carport Outbuilding (in the form of a garage)		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less –		Airport Building Heights (Aircraft Landing Areas) Overlay: All Building Near Airfields: All Historic Area: All Local Heritage Place: All Major Urban Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.4, 24.5		Sloping Land: All State Heritage Place: All Local Heritage Place Overlay: All Urban Transport Routes: All Native Vegetation Overlay [Environmental Protection]: All State Significant Native Vegetation Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire - Regional) Overlay: All Character Preservation District Overlay: All Hazards (Flooding) Overlay: All River Murray Flood Plain Overlay: All
Consulting room Office Preschool	[Land Use and Intensity]: PO 1.1, 1.2 [Building Height]: DTS 8.1 [Primary Street Setback]: DTS 9.1 [Secondary Street Setback] 10.1 [Boundary Walls]: DTS 11.1, 11.2	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3 Interface Between Land Uses [Hours of Operation]: PO 2.1		Airport Building Heights (Aircraft Landing Area): All Overlay: All Building Near Airfields Overlay: All Character Preservation District Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Side Boundary Setback]: DTS 12.1 [Rear Boundary Setback]: DTS 13.1	Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire - Regional) Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Prescribed Water Resources Area Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	Historic Areas: All State Heritage Area: All
Dwelling addition	[Building Height]: DTS 8.1 [Primary Street Setback]: DTS 9.1 [Secondary Street Setback] 10.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2		Airport Building Heights (Aircraft Landing Area): All Overlay: All Building Near Airfields Overlay: All Character Preservation District Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Boundary Walls]: DTS 11.1, 11.2</p> <p>[Side Boundary Setback]: DTS 12.1</p> <p>[Rear Boundary Setback]: DTS 13.1</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1</p> <p>Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4</p> <p>Site Contamination: DTS 1.1</p>		<p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire - Regional) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
<p>Detached Dwelling (not being in a Battle-axe arrangement)</p> <p>Semi-Detached Dwelling</p> <p>Row Dwelling</p>	<p>[Land Use and Intensity] 1.3</p> <p>[Building Height]: DTS 8.1</p> <p>[Primary Street Setback]: DTS 9.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		<p>Airport Building Heights (Aircraft Landing Area): All Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Preservation District Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Secondary Street Setback] 10.1 [Boundary Walls]: DTS 11.1, 11.2 [Side Boundary Setback]: DTS 12.1 [Rear Boundary Setback]: DTS 13.1</p>	<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.4, 24.5</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire - Regional) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</p>		Housing Renewal: All		<p>Airport Building Heights (Aircraft Landing Area): All Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority				Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire - Regional) Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Prescribed Water Resources Area Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Excavation and filling		Design in Urban Areas [Earthworks] PO 7.1		Character Preservation District Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire - Regional) Overlay: All Local Heritage Place Overlay: All Native Vegetation Overlay: All Prescribed Water Resources Area Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Fence		Design in Urban Areas [All Development – Fences and Walls]: PO 8.1		Character Preservation District Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire - Regional) Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Prescribed Water Resources Area Overlay: All Ramsar Wetlands Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
Residential Flat Building	<p>[Building Height]: DTS 8.1</p> <p>[Primary Street Setback]: DTS 9.1</p> <p>[Secondary Street Setback] 10.1</p> <p>[Boundary Walls]: DTS 11.1, 11.2</p> <p>[Side Boundary Setback]: DTS 12.1</p> <p>[Rear Boundary Setback]: DTS 13.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>		<p>Airport Building Heights (Aircraft Landing Area): All Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire - Regional) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Land division	All	Land Division in Urban Areas: All		Building Near Airfields Overlay: All Character Preservation District Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire - Regional) Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Prescribed Water Resources Area Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Shop	[Land Use and Intensity] PO 1.1, 1.2 [Building Height]: DTS 8.1 [Primary Street Setback]: DTS 9.1 [Secondary Street Setback] 10.1 [Boundary Walls]: DTS 11.1, 11.2 [Side Boundary Setback]: DTS 12.1 [Rear Boundary Setback]: DTS 13.1	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		Airport Building Heights (Aircraft Landing Area): All Overlay: All Building Near Airfields Overlay: All Character Preservation District Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire - Regional) Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Prescribed Water Resources Area Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1 Interface Between Lands Uses [Air Quality]: PO 5.2		Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Tree damaging activity				Regulated Trees Overlay: All
All other Code Assessed Development	All	All	All	All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	With a gross leasable area less than 1000m².

Assessment Criteria (AC)

Desired Outcome (DO)

DO 1

A new or expanding community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space. Walking and cycling is encouraged and include a range of open spaces, landscaped areas and recreational facilities that make it a pleasant place to live.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

A range of residential, recreational, community services and other land uses that support a growing community and create a convenient place to live.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

Ancillary accommodation

Community facility

Dwelling

Educational establishment

Office

Outbuilding

Pre-school

Recreation area

Residential flat building

Retirement facility

Shop

Supported accommodation

PO 1.2

Small scale shops, offices and Personal or domestic services establishment that provide services close to housing.

DTS/DPF 1.2

Shops, offices and personal or domestic services establishments 150m² in total floor area.

PO 1.3

Residential development accommodates a diverse range of housing choices.

DTS/DPF 1.3

None are applicable.

PO 1.4

The density of residential development increases closer to open space, public transport, centres and community facilities.

DTS/DPF 1.4

None are applicable.

PO 1.5

Land division results in a low-medium density neighbourhood that contains a diverse range of housing types and allotment sizes.

DTS / DPF 1.5

Land division resulting in a gross residential density of up to 45 dwellings per hectare.

Coordinated and Orderly Development

PO 2.1

Where land ownership is fragmented, land division and infrastructure occur in a coordinated manner and orderly sequence.

DTS/DPF 2.1

None are applicable.

PO 2.2

Development and infrastructure are staged and provided in a manner that supports an orderly expansion of urban areas and the efficient provision of infrastructure and services.

DTS/DPF 2.2

None are applicable.

Community Facilities

PO 3.1

Community facilities such as schools, community centres, recreation centres and public open space are co-located with complimentary uses to reinforce their role as a focal point for community.

DTS/DPF 3.1

None are applicable.

PO 3.2

Community facilities are located and designed to maximise accessibility by public transport, walking and cycling.

DTS/DPF 3.2

None are applicable.

Open Space

PO 4.1

The size and distribution of open space encourages recreation and healthy lifestyles.

DTS/DPF 4.1

80% of allotments created for residential purposes are located within 400m walking distance of open space that has a minimum area of 1.5 hectares.

PO 4.2

The quality of open space encourages recreation and healthy lifestyles by including a variety of attractive features.

For example, features could include walking and cycling trails, play spaces, water features (including watercourses and constructed wetlands), irrigated recreation spaces, sporting infrastructure or public art.

DTS/DPF 4.2

None are applicable.

Site Dimensions and Land Division

PO 5.1

Allotments created for residential purposes are a suitable size and dimension to accommodate a variety of dwelling types that are functional and provide a high standard of residential amenity for occupants.

DTS/DPF 5.1

None are applicable

Land Division Pattern and Design

PO 6.1

Street patterns and pedestrian and cycle connections designed to reduce travel distances to open space, public transport, activity centres and community facilities and assist to create low vehicle speed environments.

DTS/DPF 6.1

None are applicable.

Tree Canopy

PO 7.1

Tree planting provided on public streets and public open space to create a comfortable micro-climate and improve the amenity of the neighbourhood.

DTS/DPF 7.1

None are applicable

Building Height

PO 8.1

Dwellings contribute to a low-medium rise residential character and complement the height of nearby buildings.

DTS/DPF 8.1

Dwellings outside of Activity Centres do not:

- a. exceed a maximum building height of 3 levels and 12m; and
- b. have a wall height exceeding 12 metres for a gable ended wall; or
- c. have a wall height exceeding 10 metres for any other wall.

Primary Street Setback

PO 9.1

Buildings are setback from primary street boundaries to complement the existing streetscape character.

DTS/DPF 9.1

Except where a building faces an allotment created for a non-residential purpose and where vehicle access is provided to the rear of the allotment (in which case no setback is acceptable), buildings are setback from the primary street:

- (h) 8m or more along the frontage of an arterial road (except where a landscaped road reserve buffer exists);
- (i) 3m or more along all other road frontages; and
- (j) 1.5m or more adjacent a public reserve that has an area greater than 2000m².

Secondary Street Setback

PO 10.1

Buildings are setback from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.

DTS/DPF 10.1

Dwellings are setback 900mm or more from the boundary of the allotment with the secondary street frontage.

Boundary Walls

PO 11.1

Boundary walls are limited in height and length to manage impacts on adjoining properties.

DTS/DPF 11.1

Dwelling walls on side boundaries either:

- (a) adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height; or
- (b) do not exceed:
 - i. 3 metres in height;
 - ii. 10 metres in length; and

will not result in boundary walls on more than 45% of the total length of the side boundary.

PO 11.2

Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.

DTS / DPF 11.2

Dwellings in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site.

Side Boundary Setback

PO 12.1

Buildings are setback from side boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality; and
- (b) access to natural light and ventilation for neighbours.

DTS/DPF 12.1

Buildings not sited on side boundaries setback from the side boundary:

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

Rear Boundary Setback

PO 13.1

Buildings are setback from rear boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality;
- (b) access to natural light and ventilation for neighbours;
- (c) open space recreational opportunities; and
- (d) space for landscaping and vegetation.

[DTS/DPF 13.1](#)

Buildings are setback from the rear boundary at least:

- (a) 3m for the first building level; and
- (b) 5m for any second building level.
- (c) 5m plus any increase in wall height over 7m for buildings three storey and above.

[Procedural Matters \(PM\)](#)

Notification of Performance assessed development

All classes of performance assessed development are excluded from notification except where it involves any of the following:

- (a) where the site of the development is adjacent land to land in a different zone
- (b) development identified as “all other code assessed development” in Greenfield Neighbourhood Zone Table 3
- (c) development exceeding the maximum building height specified in DTS / DPF 8.1
- (d) dwellings that do not satisfy DTS/DPF 9.1, 10.1,11.1, 11.2, 12.1 or 13.1.

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Hills Face Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Private bushfire shelters Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Primary street setback – at least as far back as the building to which it is ancillary 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).

<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

<p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
<p>Farming Except where any of the following apply:</p> <ul style="list-style-type: none"> • Mount Lofty Ranges Catchment (Area 1) Overlay 	[Land Use and Intensity]: DTS 1.1	None	None	None

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Carport Outbuilding (in the form of a Garage)	[Built Form and Character]: PO 2.1, 2.2, 2.4 [Excavation and Filling]: PO 3.1, 3.2 [Driveways, Access Tracks and Car Parking]: PO 8.1 [Native Vegetation]: PO 11.1, 11.2, 11.3	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Residential Development – Ancillary Development]: PO 12.1, 12.2 Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 17.3, 17.4, 17.5 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: PO 2.1, 2.2, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 4.1 Defence Aviation Area Overlay: PO 1.1 Future Road Widening Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: PO 3.1, 3.2, 3.3, 3.4, 4.1, 4.2 Mt Lofty Ranges Catchment (Area 2) Overlay: PO 3.1, 3.2, 3.3, 3.4, 4.1, 4.2 Native Vegetation Overlay: PO 1.1, 1.2 Non-stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: PO 1.1, 1.2 Urban Transport Routes Overlay: PO 1.1, 2.1 Water Resources Overlay: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place Overlay: All State Heritage Place Overlay: All
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	None	None	None	Historic Area Overlay: All State Heritage Area Overlay: All
Detached dwelling	[Built Form and Character]: PO 2.1, 2.2, 2.4, 2.5 [Excavation and Filling]: PO 3.1, 3.2 [Driveways, Access Tracks and	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Character Preservation District Overlay: PO 2.1, 2.2, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 4.1 Defence Aviation Area Overlay: PO 1.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>Car Parking]: PO 8.1</p> <p>[Native Vegetation]: PO 11.1, 11.2, 11.3</p>	<p>Design in Rural Areas [All Residential Development - Outlook and Amenity] PO 11.1</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 13.1</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 17.3, 17.4, 17.5</p> <p>Design in Rural Areas [Design of Transportable Dwellings]: PO 19.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.6. 9.7</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas): PO 10.1</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		<p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire - High Risk) Overlay: PO 2.1, 3.1, 4.1, 4.2, 4.3, 6.1, 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay: PO 1.1, 2.1, 3.1, 3.2, 3.3, 5.1, 5.2</p> <p>Hazards (Bushfire - General Risk) Overlay: PO 1.1, 2.1, 3.1, 3.2, 3.3, 5.1, 5.2</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: PO 2.1, 2.2, 3.1, 3.2, 3.3, 4.1, 4.2</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: PO 2.1, 2.2, 3.1, 3.2, 3.3, 4.1, 4.2</p> <p>Native Vegetation Overlay: PO 1.1, 1.2</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: PO 1.1, 1.2</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Urban Transport Routes Overlay: PO 1.1, 2.1</p> <p>Water Resources Overlay: All</p>
Dwelling addition	<p>[Built Form and Character]: PO 2.1, 2.2, 2.3, 2.4</p> <p>[Excavation and Filling]: PO 3.1, 3.2</p> <p>[Native Vegetation]: PO 11.1, 11.2, 11.3</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 13.1</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 17.3, 17.4, 17.5</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Character Preservation District Overlay: PO 2.2, 2.3, 3.1, 3.2, 3.3, 3.4, 3.5, 4.1</p> <p>Defence Aviation Area Overlay: PO 1.1</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire - High Risk) Overlay: PO 2.1, 3.1, 3.2, 4.1, 4.2, 4.3</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [Design of Transportable Dwellings]: PO 19.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.7</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		<p>Hazards (Bushfire - Medium Risk) Overlay: PO 1.1, 2.1, 2.2, 3.1, 3.2, 3.3, 5.1, 5.2</p> <p>Hazards (Bushfire - General Risk) Overlay: PO 1.1, 2.1, 2.2, 3.1, 3.2, 3.3, 5.1, 5.2</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: PO 8.1, 10.1</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: PO 3.1, 3.2, 3.3, 3.5, 4.1, 4.2</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: PO 3.1, 3.2, 3.3, 3.5, 4.1, 4.2</p> <p>Native Vegetation Overlay: PO 1.1, 1.2</p> <p>Noise and Air Emissions Overlay: All</p> <p>Sloping Land Overlay: PO 1.1, 1.2, 1.3, 1.4, 2.1, 4.1</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: PO 1.1, 1.2</p> <p>Urban Transport Routes Overlay: PO 1.1, 2.1</p> <p>Water Resources Overlay: All</p>
Spa pool Swimming pool	<p>[Built Form and Character]: PO 2.1, 2.2, 2.4</p> <p>[Excavation and Filling]: PO 3.1, 3.2</p> <p>[Native Vegetation]: PO 11.1, 11.2, 11.3</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Residential Development – Ancillary Development]: PO 12.1, 12.2</p>	None	<p>Future Road Widening Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: PO 8.1, 10.1</p> <p>Native Vegetation Overlay: PO 1.1, 1.2</p> <p>Sloping Land Overlay: PO 1.1, 1.2, 1.3, 1.4, 2.1, 4.1</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: PO 1.1, 1.2</p> <p>Water Resources Overlay: All</p>
Outbuilding (not being a Garage) Verandah	<p>[Built Form and Character]: PO 2.1, 2.2, 2.4</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Residential Development – Ancillary Development]: PO 12.1, 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Excavation and Filling]: PO 3.1, 3.2 [Native Vegetation]: PO 11.1, 11.2, 11.3			Character Preservation District Overlay: PO 2.1, 2.2, 3.1, 3.2, 3.3, 3.4, 3.5, 4.1 Defence Aviation Area Overlay: PO 1.1 Future Road Widening Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: PO 8.1, 10.1 Mt Lofty Ranges Catchment (Area 1) Overlay: PO 3.1, 3.2, 3.3, 3.4, 4.1, 4.2 Mt Lofty Ranges Catchment (Area 2) Overlay: PO 3.1, 3.2, 3.3, 3.4, 4.1, 4.2 Native Vegetation Overlay: PO 1.1, 1.2 Sloping Land Overlay: PO 1.1, 1.2, 1.3, 1.4, 2.1, 4.1 State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: PO 1.1, 1.2 Urban Transport Routes Overlay: PO 1.1, 2.1 Water Resources Overlay: All
All other Code Assessed Development	All	All	None	All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Caravan and tourist park	
Dwelling	Except where it achieves all of the following: <ul style="list-style-type: none"> (a) it will not result in more than one dwelling on an allotment; (b) the scale and design is such that: <ul style="list-style-type: none"> (i) the vertical distance between any point at the top of any external wall and the finished ground level immediately below that point on the wall is less than 3m, other than gable ends of the dwelling where the distance is less than 5m; (ii) there is no building level directly above another building level, except where the upper floor level is located wholly at or below finished ground level; (iii) the depth of excavation and/or height of filling of land is less than 1.5m; (iv) access to a new dwelling is provided by a private vehicular access track that is less than 30m in length and which has a gradient of less than 16 degrees (1-in-3.5) at any point; and (v) it does not involve the clearance of native vegetation; (c) where located within the Mount Lofty Ranges Catchment (Area 1) Overlay, the dwelling and allotment: <ul style="list-style-type: none"> (i) is located outside the 1% AEP flood event area and not sited on land fill which would interfere with the flow of such flood waters;

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
	<ul style="list-style-type: none"> (ii) is sited at least 25m from any lake, watercourse or wetland; (iii) is connected to an approved sewerage or common effluent disposal scheme or has an on-site waste water treatment and disposal method that meets relevant public health and environmental standards; (iv) does not have any part of a septic tank effluent drainage field or any other waste water disposal area (e.g. irrigation area) located within 50m of a lake, watercourse or wetland; (v) does not have a waste water disposal area located on any land with a slope greater than 20% (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2m; (vi) does not have a septic tank or any other waste water treatment facility located on land likely to be inundated by a 10-year return period flood event.
Educational establishment	
Electricity generating station	
Excavation	Except where: <ul style="list-style-type: none"> (a) the depth of the excavation is less than 3m below natural ground level; or (b) the excavation 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.

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Filling	Except where: (a) the height of filling is less than 3m above natural ground level; or (b) the filling is directly required for an underground dwelling, underground tank, or cellar.
Industry	Except light industry
Intensive animal husbandry	
Land division	
Landfill	
Prescribed mining operations	
Renewable energy facility	
Residential flat building	
Telecommunications facility	
Transport depot	
Waste treatment and management facility	
Wrecking yard	

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

To maintain the western slopes of the South Mount Lofty Ranges as an important natural asset of Greater Adelaide by limiting development to low-intensity agricultural activities and public and private open space.

The natural character of the zone will be preserved, enhanced and re-established to:

- (b) provide a natural backdrop to the Adelaide Plain and a contrast to the urban area;
- (c) preserve biodiversity and restore locally indigenous vegetation and fauna habitats close to metropolitan Adelaide;
- (d) provide for passive recreation in an area of natural character close to the metropolitan area; and
- (e) provide a part of the buffer area between metropolitan districts and prevent the urban area extending into the western slopes of the Mount Lofty Ranges.

‘Natural character’ refers to the natural topography, native vegetation and colours, such as greens and browns of non-reflective earthen tones, normally associated with a natural landscape.

Additionally, natural character refers to the open character of the land in those areas of the zone where open grazing currently predominates.

DO 2

Development ensures that the community is not required to bear the cost of providing services to and within the zone.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Low-intensity farming activities minimise their visual and environmental impact.

DTS/DPF 1.1

Farming does not involve:

- (a) excavation or filling of land;
- (b) the construction of roads, tracks and thoroughfares;
- (c) the erection, construction or alteration of, or addition to, any building or structure; and
- (f) the clearing of native vegetation.

PO 1.2

Development does not in itself, or in association with other development, create a potential demand for the provision of services at a cost to the community.

DTS/DPF 1.2

None are applicable.

PO 1.3

Residential development limited to:

- (a) detached dwellings of not more than 1 building level; and
- (b) associated outbuildings and structures on the same allotment.

DTS/DPF 1.3

None are applicable.

Built Form and Character

PO 2.1

Buildings and structures are unobtrusive and sited and designed in such a way as to:

- (a) not detract from but preserve and enhance or assist in the re-establishment of the natural character of the zone; and

- (b) limit the visual intrusion of development in the zone particularly when viewed from roads within the zone or from the Adelaide Plain.

DTS/DPF 2.1

None are applicable.

PO 2.2

1 Buildings and structures are:

- (a) of single building level;
- (b) located in unobtrusive locations;
- (c) grouped together but not attached/adjoined so as to minimise building mass;
- (d) not visible against the skyline when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain;
- (e) designed and sited to keep roof lines below the lowest point of the abutting road when the allotment is on the low side of the road;
- (f) screened by existing native vegetation when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain;
- (g) located well below the ridge line;
- (h) located within valleys or behind spurs;
- (i) set well back from public roads, particularly when the allotment is on the high side of the road; and
- (j) sited on excavated, rather than a filled site in order to reduce the vertical profile of the building or structure.

DTS/DPF 2.2

None are applicable.

PO 2.3

Additions to buildings:

- (a) maintain a single building level profile; and
- (b) are sited on the side of the dwelling which minimises the obtrusiveness of the completed building.

DTS/DPF 2.3

None are applicable.

PO 2.4

Buildings comprise materials that:

- (d) have surfaces which are of a low light reflective nature; and
- (e) are of dark natural colours such as brown and green so as to be unobtrusive, blend with a natural rural landscape and minimise any visual intrusion.

DTS/DPF 2.4

None are applicable.

PO 2.5

Buildings have a safe, clean, tidy and unobtrusive area for the storage and disposal of refuse so that the natural character of the zone is not adversely affected.

DTS/DPF 2.5

None are applicable.

Excavation and Filling

PO 3.1

Excavation and/or filling of land outside townships and urban areas is:

- (a) kept to a minimum and limited to a maximum depth or height no greater than 1.5m so as to preserve the natural form of the land and the native vegetation; and

- (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.

DTS/DPF 3.1

None are applicable.

PO 3.2

Excavation and/or filling of land only undertaken if the resultant slope can be stabilised to prevent erosion, and result in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area.

DTS/DPF 3.2

None are applicable.

Mining

PO 4.1

New mines and quarries not developed within the zone.

DTS/DPF 4.1

Development does not involve the construction of a new mine or quarry.

PO 4.2

Extensions to existing mines and quarries only undertaken if:

- (a) the overall benefit to the community from the minerals produced together with the planned after-use of the site outweighs any loss of amenity or other resources resulting from the extractive operations;
- (b) the site contains minerals of the necessary quality and, for reasons of location, quality or other factors, no practical alternative source is available;
- (c) the proposed operation would maximise the utilisation of the resource but minimise the adverse impacts of extraction;
- (d) the proposed workings cannot be seen from any part of the Adelaide Plain; from any arterial road, scenic road or other substantial traffic route;
- (e) an effective buffer of land and native trees exists around the site to protect adjoining land users from effects of the operation; and
- (f) the operation is to be conducted in accordance with a staged development and rehabilitation scheme which:
 - i. ensures that danger and unreasonable damage or nuisance does not arise from workings or any operations associated with them;
 - ii. provides for progressive rehabilitation of disturbed areas and for landscaping with locally indigenous plant species in order to produce a site which assists in the re-establishment of a natural character;
 - iii. provides for the removal of buildings, plant, equipment and rubbish when operations are completed; and
 - iv. provides scope for suitable after-uses.

DTS/DPF 4.2

None are applicable.

Landfill and Waste Transfer Stations

PO 5.1

Landfill operations only developed if the site of the proposed development:

- (a) is located outside the Mount Lofty Ranges Catchment (Area 1) Overlay; and
- (b) is a disused quarry; or

- (c) has ground slopes no greater than 10% and has adequate separation distances from any above ground and underground water resource and from any potentially incompatible land uses and activities.

DTS/DPF 5.1

None are applicable.

PO 5.2

Small-scale waste transfer stations may be appropriate if located:

- (a) outside of the Mount Lofty Ranges Catchment (Area 1) Overlay; and
(b) in unobtrusive locations.

DTS/DPF 5.2

None are applicable.

Horticulture

PO 6.1

Horticultural activities are appropriately located to minimise impacts on native vegetation.

DTS/DPF 6.1

Horticulture is located no closer than 50m to stands of significant native vegetation, including native grasses.

PO 6.2

Horticultural activities are appropriately located to minimise impacts on lakes, watercourses and wetlands.

DTS/DPF 6.2

Horticulture is located no closer than 50m to a lake, watercourse or wetland.

PO 6.3

Horticultural activities located within 300m of a dwelling, tourist accommodation or any other sensitive receiver incorporates a suitably sized vegetated buffer area/strip to minimise any adverse impacts from the horticultural activity (including noise, chemical spray drift and run-off) on the sensitive receiver.

DTS/DPF 6.3

None are applicable.

Tourist Development

PO 7.1

Tourist facilities are of a low-scale and are sited unobtrusively.

DTS/DPF 7.1

None are applicable.

Driveways, Access Tracks and Car parking

PO 8.1

Driveways, access tracks and car parking areas constructed in a manner which preserves landscape character and are:

- (a) sited and constructed to follow contours of the land to reduce their visual impact and potential for erosion from water runoff; and
(b) surfaced with dark materials.

DTS/DPF 8.1

None are applicable.

Infrastructure

PO 9.1

Communication towers and masts:

- (a) are sited and designed to minimise their visual impact; and
- (b) contain the number of masts by shared use of facilities.

DTS/DPF 9.1

None are applicable.

PO 9.2

Telephone lines and electricity mains and services of less than 33kV are located underground.

DTS/DPF 9.2

None are applicable.

PO 9.3

New telephone lines, mains and services are located and designed in such a way as to minimise their visual intrusion and any adverse effect on the natural character of the zone.

DTS/DPF 9.3

None are applicable.

Environment and Amenity

PO 10.1

Development is not undertaken if it is likely to result in:

- (a) pollution of underground or surface water resources;
- (b) over exploitation of underground or surface water resources; and
- (c) adverse impact on underground or surface water resources, including any environmental flows required to sustain the natural environment.

DTS/DPF 10.1

None are applicable.

PO 10.2

Development not undertaken if it is likely to result in:

- (a) unnecessary loss or damage to native vegetation including the full range of tree, understorey and groundcover species/ native grasses so as to maintain and enhance environmental values and functions, including conservation, biodiversity and habitat;
- (b) denudation of pastures; and
- (c) the introduction of or an increase in the number of pest plants or vermin.

DTS/DPF 10.2

None are applicable.

PO 10.3

Development not undertaken if it is likely to result in adverse impacts from chemical spray drift, chemical run-off or chemical residue in soils.

DTS/DPF 10.3

None are applicable.

PO 10.4

Development not undertaken if it is likely to result in loss of amenity to adjoining land or surrounding localities from:

- (a) the visual impact of buildings, structures or earthworks; and
- (b) the intensity of activity associated with any such use, including significant adverse impacts arising from:
 - i. chemical spray drift;
 - ii. use of audible bird or animal deterrent devices; and
 - iii. the use of associated vehicles and machinery.

DTS/DPF 10.4

None are applicable.

PO 10.5

Development does not occur on land if the slope poses an unacceptable risk of soil movement, landslip or erosion.

DTS/DPF 10.5

None are applicable.

PO 10.6

Buildings, structures are not located in areas subject to inundation by a 1% AEP flood event.

DTS/DPF 10.6

Development is located outside of the 1% AEP flood event.

PO 10.7

Buildings, structures and associated fill do not interfere with the flow of flood waters.

DTS/DPF 10.7

None are applicable

Native Vegetation

PO 11.1

Development is only undertaken if it can be located and designed to maximise the retention of existing native vegetation and, if possible, increase the extent of locally indigenous plant species.

DTS/DPF 11.1

None are applicable.

PO 11.2

Development is screened by locally indigenous plant species or use of screening mounds, including scree slopes created as a result of excavation and/or filling of land, in such a way that the bushfire hazard is not increased.

DTS/DPF 11.2

None are applicable.

PO 11.3

Any essential clearance of native vegetation is accompanied by conservation initiatives, including replanting with indigenous native vegetation, to ensure the overall result is a biodiversity gain.

DTS/DPF 11.3

None are applicable.

Fencing and Retaining Walls

PO 12.1

Retaining walls are constructed as a stepped series of low walls constructed of dark, natural coloured materials and screened by landscaping using locally indigenous plant species if possible.

DTS/DPF 12.1

None are applicable.

PO 12.2

Fences:

- (a) are sited to minimise their visual impact;
- (b) are constructed of post and wire or other materials which can be seen through; and
- (c) avoid construction of obtrusive gateways, particularly of brick or masonry.

DTS/DPF 12.2

None are applicable.

PO 12.3

When solid fences are essential, particularly rear and side fences in closely divided areas, they:

- (a) are constructed of materials which are of a low-light reflective nature and of dark natural colours to blend with the natural landscape and minimise any visual intrusion; and
- (b) do not increase the fire risk near buildings.

DTS/DPF 12.3

None are applicable.

Procedural Matters (PM)

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Hills Face Zone Table 3

Home Industry Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Carport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Protection Area Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment

	<ol style="list-style-type: none"> 1 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 2 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors 3 The carport: <ol style="list-style-type: none"> (a) is located so that vehicle access: <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ol style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)

<ul style="list-style-type: none"> • Sloping Land Overlay • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure 10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% 11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors 12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 13 The garage: <ol style="list-style-type: none"> (a) is located so that vehicle access: <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ol style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
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	<p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is detached from and ancillary to a dwelling erected on the site</p> <p>3 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>5 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>6 Total floor area does not exceed 40m²</p> <p>7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>8 Building height - does not exceed 5m</p> <p>9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) 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 abut the proposed wall or structure</p> <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p>

	<p>12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Primary street setback – at least as far back as the building to which it is ancillary 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

<p>Spa pool Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment: <ol style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

<ul style="list-style-type: none">• Character Preservation District Overlay• Native Vegetation Overlay• River Murray Flood Plain Overlay• Sloping Land Overlay• Water Resources Overlay	<p>2 The tank (including any associated pump) is located wholly below the level of the ground.</p>
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Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Preservation District Overlay Local Heritage Place Overlay Murray Darling Basin Overlay Native Vegetation Overlay Prescribed Water Resources Area Overlay River Murray Flood Plain Overlay River Murray Tributaries Area Overlay 	[Advertising]: DTS 5.1	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None.	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Major Transport Routes: DTS 8.1, 10.1 Native Vegetation: DTS 1.1, 1.2 Urban Transport Routes: DTS 8.1, 10.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Sloping Land Overlay • Water Protection Area Overlay • Water Resources Overlay 				
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Major Transport Routes: DTS All Native Vegetation: DTS 1.1, 1.2 Urban Transport Routes: DTS All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Local Heritage Place Overlay Murray Darling Basin Overlay Prescribed Water Resources Area Overlay River Murray Flood Plain Overlay River Murray Tributaries Area Overlay Sloping Land Overlay Water Protection Area Overlay Water Resources Overlay 		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6		
Dwelling Except where any of the following apply:	[Land Use and Intensity]: DTS 1.4 [Built Form and	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1	None.	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Local Heritage Place Overlay • Murray Darling Basin Overlay • Prescribed Water Resources Area Overlay • Prescribed Wells Area Overlay • River Murray Flood Plain Overlay 	Character]: DTS 2.1 [Building Setbacks]: DTS 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 20.1	Building Near Airfields: DTS 1.1, 1.2 Major Transport Routes: DTS All Native Vegetation: DTS 1.1, 1.2 Urban Transport Routes: DTS All	

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • River Murray Tributaries Area Overlay • Sloping Land Overlay • Water Protection Area Overlay • Water Resources Overlay 		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 21.1, 21.2, 21.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 23.1, 23.2, 23.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Interface Between Rural Activities]: DTS 9.3, 9.4, 9.5 Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: DTS 10.1 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Site Contamination: DTS 1.1		
Dwelling addition Except where any of the following apply:	[Built Form and Character]: DTS 2.1	Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Local Heritage Place Overlay • Murray Darling Basin Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay 	[Building Setbacks]: DTS 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: DTS 21.1, 21.2, 21.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 22.1, 22.2	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Native Vegetation: DTS 1.1, 1.2	

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Water Protection Area Overlay • Water Resources Overlay 		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1		
Outbuilding (in the form of a garage) Except where any of the following apply:	None	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Local Heritage Place Overlay • Murray Darling Basin Overlay • Prescribed Water Resources Area Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay 		Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6		Major Transport Routes: DTS All Native Vegetation: DTS 1.1, 1.2 Urban Transport Routes: DTS 8.1, 10.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Sloping Land Overlay • Water Protection Area Overlay • Water Resources Overlay 				
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Native Vegetation: DTS 1.1, 1.2

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Local Heritage Place Overlay • Murray Darling Basin Overlay • Prescribed Water Resources Area Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • Water Protection Area Overlay • Water Resources Overlay 				
Verandah Except where any of the following apply:	None	Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Local Heritage Place Overlay • Murray Darling Basin Overlay • Prescribed Water Resources Area Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay 		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2		Building Near Airfields: DTS 1.1, 1.2 Native Vegetation: DTS 1.1, 1.2

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
<ul style="list-style-type: none"> • Sloping Land Overlay • Water Protection Area Overlay • Water Resources Overlay 	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertising]: PO 5.1	Advertisements [Appearance]: PO 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: PO 1.1	None.	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District Local Heritage Place: All Major Transport Routes: PO 8.1, 10.1 Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Water Resources Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area All</p> <p>Sloping Land: All</p> <p>Urban Transport Routes: PO 8.1, 10.1</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Carport	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6		Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Regional): All Local Heritage Place: All Major Transport Routes: PO All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Water Resources Area: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All Urban Transport Routes: PO All Water Protection Area: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Consulting room	<p>[Land Use and Intensity]: PO 1.1, 1.2, 1.3</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Setbacks]: DTS 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p>		<p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>Urban Transport Routes: DTS All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		
Dwelling addition	[Built Form and Character]: PO 2.1 [Building Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1 Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District : All Hazards (Bushfire - General Risk) : All Hazards (Bushfire - High Risk) : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p>		<p>Hazards (Bushfire - Medium Risk) : All</p> <p>Hazards (Bushfire - Regional) : All</p> <p>Local Heritage Place : All</p> <p>Murray Darling Basin : All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>River Murray Flood Plain : All</p> <p>River Murray Tributaries Area : All</p> <p>Sloping Land : All</p> <p>Water Protection Area : All</p> <p>Water Resources : All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Dwelling	<p>[Land Use and Intensity]: PO 1.4</p> <p>[Built Form and Character]: PO 2.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p>	None.	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Major Transport Routes: PO All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Building Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1 Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1 Design in Urban Areas [All Residential Development – Flooding]: PO 18.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3		Character Preservation District: All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Regional): All Local Heritage Place: All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Water Resources Area: All Prescribed Wells Area: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All Urban Transport Routes: PO All Water Protection Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –</p>		Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.3, 9.4, 9.5</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas): PO 10.1 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Site Contamination: PO 1.1		
Light industry	[Land Use and Intensity]: PO 1.1, 1.2, 1.3 [Built Form and Character]: PO 2.1, 2.2	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5 Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Hazards (Bushfire - General Risk): All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Building Setbacks]: DTS 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Design in Urban Areas [Car Parking Appearance]: PO 6.2 Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [General Land Use Compatibility]: PO 1.2 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2		Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Regional): All Local Heritage Place: All Major Transport Routes: All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Water Resources Area: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All Urban Transport Routes: All Water Protection Area: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		
Office	[Land Use and Intensity]: PO 1.1, 1.2, 1.3	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Built Form and Character]: PO 2.1, 22 [Building Setbacks]: DTS 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p>	<p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5 Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1 Design in Urban Areas [Car Parking Appearance]: PO 6.2 Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		<p>Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Regional): All Local Heritage Place: All Major Transport Routes: All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Water Resources Area: All River Murray Flood Plain: All River Murray Tributaries Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Sloping Land: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		
Outbuilding (in the form of a garage)	None	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Character Preservation District: All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Regional): All Local Heritage Place: All Major Transport Routes: DTS All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6		Murray Darling Basin: All Native Vegetation: DTS 1.1, 1.2 Prescribed Water Resources Area: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All Urban Transport Routes: DTS All Water Protection Area: All Water Resources: All
Outbuilding (not being a garage)	None	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Native Vegetation: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Local Heritage Place: All</p> <p>Murray Darling Basin : All</p> <p>Prescribed Water Resources Area : All</p> <p>River Murray Flood Plain : All</p> <p>River Murray Tributaries Area : All</p> <p>Sloping Land : All</p> <p>Water Protection Area : All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources : All
<p>Shop Except where any of the following apply:</p> <ul style="list-style-type: none"> The gross leasable floor area is more than 250m² 	<p>[Land Use and Intensity]: PO 1.1, 1.2, 1.3</p> <p>[Built Form and Character]: PO 2.1, 22</p> <p>[Building Setbacks]: DTS 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Murray Darling Basin: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p>		<p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Sightlines]: PO 2.1, 2.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		
Store	[Land Use and Intensity]: PO 1.1, 1.2, 1.3 [Built Form and Character]: PO 2.1, 2.2	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Building Setbacks]: DTS 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1 Design in Urban Areas [Car Parking Appearance]: PO 6.2 Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [General Land Use Compatibility]: PO 1.2 Interface Between Land Uses [Hours of Operation]: PO 2.1		Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Regional): All Local Heritage Place: All Major Transport Routes: All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Water Resources Area: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All Urban Transport Routes: All Water Protection Area: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Tree damaging activity	None	None	None	Regulated Tree: All
Verandah	None	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Regional): All Local Heritage Place: All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Prescribed Water Resources Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Warehouse	<p>[Land Use and Intensity]: PO 1.1, 1.2, 1.3</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Setbacks]: DTS</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Design in Urban Areas [Car Parking Appearance]: PO 6.2 Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [General Land Use Compatibility]: PO 1.2 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2		Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Regional): All Local Heritage Place: All Major Transport Routes: All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Water Resources Area: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All Urban Transport Routes: All Water Protection Area: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4 Transport, Access and Parking [Sightlines]: PO 2.1, 2.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Industry	Light industry
Shop	Where the gross leasable floor area is no more than 250m ² .

Assessment Provisions

Desired Outcome (DO)

DO 1

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Business activities established in association with residential development.

DTS/DPF 1.1

Development comprises one or more of the following land uses in association with a dwelling:

- Consulting room
- Light industry
- Office
- Personal or domestic services establishment
- Shop in conjunction with light industry
- Store
- Motor repair station
- Warehouse.

PO 1.2

Business activities of a scale to assist in the effective management of emissions and other impacts to maintain a reasonable level of residential amenity for occupants of the associated dwelling and residential neighbours.

DTS/DPF 1.2

Business activity:

- (a) employs no more than 3 persons not residing in the associated dwelling;
- (b) provides 1 on-site car parking space for each non-resident employee;
- (c) occupies an area not exceeding 20% of the relevant allotment area and not exceeding 200m², where the area is the sum of:
 - i. the gross floor area of any building or portion of a building used for business activities;
 - ii. any outdoor area used related to business storage or display purposes; and
 - iii. each non-resident employee parking space; and
- (d) does not involve the use or parking of a commercial vehicle exceeding 5 tonnes tare weight.

PO 1.3

Business areas and activities configured to retain functional aspects of the associated dwelling to maintain a suitable residential character and amenity.

DTS/DPF 1.3

Business activities, including outdoor storage and display areas and non-resident employee parking spaces, do not result in the associated dwelling having:

- (a) less private open space than specified in Design in Urban Areas Table 1 – Outdoor Open Space;
- (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - Off-street Car Parking Requirements.

PO 1.4

Residential development supports opportunities for home-based business activities and mitigates the potential for conflict with a dwelling not associated with a business use associated with another dwelling on the same site.

DTS/DPF 1.4

Development will not result in more than 1 dwelling per allotment.

Built Form and Character

PO 2.1

Buildings contribute to a low-rise character and complement the height of nearby buildings.

DTS/DPF2.1

Buildings (excluding garages, carports and outbuildings):

- (a) up to 2 building levels;
- (b) with a building height up to 9m; and
- (c) with a wall height up to 7m.

PO 2.2

Buildings used for business purposes present an attractive frontage to public roads and thoroughfares to enhance the amenity of the locality.

DTS/DPF2.2

Non-residential buildings:

- (a) incorporate any office, shop or consulting room component along a frontage to a public road or thoroughfare; or
- (b) if clad in metal sheeting, is pre-colour treated or painted in a non-reflective colour.

Building Setbacks

PO 3.1

Dwellings setback from primary street boundaries to complement the existing streetscape character.

DTS/DPF3.1

Dwelling setback from the primary street frontage in accordance with the following:

- (a) the average of existing dwellings on adjoining sites with the same primary street frontage and, if there is only one such dwelling, the setback of that dwelling; or
- (b) in relation to a site on the corner of two streets or adjacent a public space or thoroughfare, at least the distance of the existing dwelling on the adjacent site or the closest site away from the corner, public space or thoroughfare that contains a dwelling facing the same primary street without crossing a street, public space or thoroughfare;
- (c) at least 6m, where no dwelling exists on an adjoining site with the same primary street frontage.

PO 3.2

Dwellings set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.

DTS/DPF3.2

Dwellings no closer than 3m to the secondary street boundary.

PO 3.3

Dwellings set back from side boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality; and
- (b) access to natural light and ventilation for neighbours.

DTS/DPF3.3

Other than walls located on a side boundary, buildings 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; and
- (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.

PO 3.4

Non-residential buildings facing a public road or thoroughfare sited to mitigate visual impact on residential streetscapes.

DTS/DPF3.4

Non-residential buildings setback from a public road or thoroughfare at least as far as the wall of the existing or approved dwelling on the same allotment.

PO 3.5

Non-residential buildings on or abutting the boundary of a zone primarily intended to accommodate sensitive receivers designed to minimise visual impacts from building bulk.

DTS/DPF 3.5

Non-residential development setback from zone boundaries 3 metres or more plus an additional 0.6 metres for every metre of building height above 4 metres.

PO 3.6

Buildings set back from rear boundaries to provide:

- (a) separation between buildings in a way that complements the established character of the locality;
- (b) access to natural light and ventilation for neighbours;
- (c) private open space; and
- (d) space for landscaping and vegetation.

DTS/DPF 3.6

Buildings are set back from the rear boundary at least:

- (a) 3m for the first building level; and
- (b) 5m for any second building level.

Site Dimensions and Land Division

PO 4.1

Land division creates allotments that are of a size and shape suitable for a dwelling and associated home based business consistent with the prevailing residential character and land division pattern in a relevant locality.

DTS/DPF4.1

Allotments have:

- (a) an area being the greater of the following:
 - i. where there is no established land division pattern, 750m²; or

- ii. no less than an adjacent residential allotment, or the average of adjacent residential allotments where there is more than one adjacent allotment, used for residential purposes in the zone; and
- (b) a primary street frontage of 20m or more, plus an additional 5m frontage for every 500m² increment or portion thereof for allotments over 2000m² up to a frontage of 50m.

Advertising

PO 5.1

Advertisements are small-scale and located and designed to reflect residential character and amenity.

DTS/DPF 5.1

Advertisements:

- a. will not result in more than one advertisement on the relevant allotment;
- b. do not have a face that exceeds 1m² in area; and
- c. comprise:
 - i. an advertisement flush mounted to the main face of the building closest to the primary frontage; or
 - ii. an advertisement flush mounted to the primary street fence; or
 - iii. a freestanding advertising hoarding that does not exceed 2m in height above natural ground level.

Procedural Matters

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Home Industry Zone Table 3
- (c) development exceeding a height specified in DTS / DPF 2.1
- (d) development resulting in more than one dwelling per allotment
- (e) non-residential development exceeding 100 square metre in floor area per allotment.

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Housing Diversity Neighbourhood Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Carport Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

<ul style="list-style-type: none"> • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>(b) it 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 abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 70% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The carport:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Demolition Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay <p>A State Heritage Place identified in the State Heritage Place Overlay</p>	<p>None.</p>

<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure

<ul style="list-style-type: none"> • Water Resources Overlay 	<p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The garage:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>2 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment

<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 6 Total floor area does not exceed 40m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) 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 abut the proposed wall or structure 11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70% 12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary

<ul style="list-style-type: none"> • Sloping Land Overlay • Water Resources Overlay 	<p>6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>2 Panels and associated components do not overhang any part of the roof</p> <p>3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>46 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>47 It is ancillary to a dwelling erected on the site</p> <p>48 Allotment boundary setback – not less than 1m</p> <p>49 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>50 Location of filtration system from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.</p>
<p>Verandah Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is ancillary to a dwelling erected on the site</p>

<ul style="list-style-type: none"> • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 9 The tank is part of a roof drainage system 10 Total floor area - not exceeding 15m² 11 The tank is located wholly above ground 12 Tank height – does not exceed 4m above natural ground level 13 Primary street setback – at least as far back as the building line of the building to which it is ancillary 14 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 3 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 4 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary Accommodation Except where: Aircraft Noise Exposure Overlay Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay Noise and Air Emission Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay Significant Industry Interface Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2		Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Major Urban Transport Routes Overlay [Corner Cut-Offs]: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All
Outbuilding (not being a garage) Verandah Except where the following apply: Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2		Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Major Urban Transport Routes Overlay [Corner Cut-Offs]: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay				State Significant Native Vegetation Areas Overlay [Environmental Protection]: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All
Carport Outbuilding (in the form of a garage) Except where the following apply: Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Historic Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay Non-Stop Corridors Overlay		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5		Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Urban Transport Routes Overlay: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
River Murray Tributaries Overlay River Murray Flood Plain Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay				
Dwelling addition Except where Located in the Underground Subzone Aircraft Noise Exposure Overlay Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay Non-Stop Corridors Overlay Noise and Air Emission Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay Significant Industry Interface Overlay State Heritage Area Overlay State Heritage Place Overlay	[Site Dimensions and Land Division]: DTS 2.1 [Building Height]: DTS 3.1 [Primary Street Setback]: DTS 4.2 [Secondary Street Setback]: DTS 5.1 [Boundary Walls]: DTS 6.1, 6.2 [Side Boundary Setbacks]: DTS 7.1 [Rear Boundary Setback]: DTS 8.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1		Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay [Access – Safe Entry and Exit (Traffic Flow)]: All Major Urban Transport Routes Overlay [Access – Location (Spacing)]: All Major Urban Transport Routes Overlay [Access – Location (Site Lines)]: All Major Urban Transport Routes Overlay [Corner Cut-Offs]: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1 Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Sloping Land Overlay				
Detached Dwelling (not being in a Battle-axe arrangement) Semi-detached Dwelling Row Dwelling Except where: Aircraft Noise Exposure Overlay Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay Non-Stop Corridors Overlay Noise and Air Emission Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay Significant Industry Interface Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay	[Site Dimensions and Land Division]: DTS 2.1 [Building Height]: DTS 3.1 [Primary Street Setback]: DTS 4.2 [Secondary Street Setback]: DTS 5.1 [Boundary Walls]: DTS 6.1, 6.2 [Side Boundary Setbacks]: DTS 7.1 [Rear Boundary Setback]: DTS 8.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2		Affordable Housing Overlay [Land Division] DTS 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: Building Near Airfields Overlay: DTS 1.1 Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay [Access – Safe Entry and Exit (Traffic Flow)]: All Major Urban Transport Routes Overlay [Access – Location (Spacing)]: All Major Urban Transport Routes Overlay [Access – Location (Site Lines)]: All Major Urban Transport Routes Overlay [Corner Cut-Offs]: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1 Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 23.1, 23.2, 23.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Interface Between Rural Activities]: DTS 9.3, 9.4, 9.5 Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: DTS 10.1 Site Contamination: DTS 1.1		
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority Aircraft Noise Exposure Overlay Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay		Housing Renewal: All DTS		Affordable Housing Overlay [Land Division] DTS 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: DTS 1.1 Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay [Access – Safe Entry and Exit (Traffic Flow)]: All Major Urban Transport Routes Overlay [Access – Location (Spacing)]: All Major Urban Transport Routes Overlay [Access – Location (Site Lines)]: All Major Urban Transport Routes Overlay [Corner Cut-Offs]: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1 Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
Historic Areas Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Non-Stop Corridors Overlay Noise and Air Emission Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay Significant Industry Interface Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay				
Excavation and filling Except where Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay		Design in Urban Areas [Earthworks] DTS 7.1		Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary Accommodation		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2		Aircraft Noise Exposure Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Character Area Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire-High Risk) Overlay: All Hazards (Medium-Risk) Overlay: All Hazards (General-Risk) Overlay: All Hazards (Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Historic Areas Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Noise and Air Emission Overlay: All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All Significant Industry Interface Overlay: All State Significant Native Vegetation Areas Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Sloping Land Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Outbuilding (not being a garage) Verandah		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2		
Carport Outbuilding (in the form of a garage)		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5		Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Regulated Trees: All Sloping Land: All State Heritage Area: All State Heritage Place: All Local Heritage Place Overlay: All Character Area Overlay: All Historic Areas Overlay: All Urban Transport Routes: All Key Railway Crossings Overlay: All Major Urban Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation Overlay [Environmental Protection]: All State Significant Native Vegetation Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Non-Stop Corridors Overlay: All Character Preservation District Overlay: All Hazards (Flooding) Overlay: All Coastal Areas Overlay : All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All
Consulting room Office Preschool	[Land Use and Intensity]: PO 1.3, 1.4, 1.5, 1.6. [Building Height]: 3.1 [Primary Street Setback] PO 4.1, 4.2 [Secondary Street Setback] PO 5.1 [Boundary Walls] PO 6.1 [Side Boundary Setback] PO 7.1 [Rear Boundary Setback] PO 8.1	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All Character Area Overlay: All Character Preservation District: All Coastal Areas: All Future Road Widening: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes: All</p> <p>Murray Darling Basin : All</p> <p>Native Vegetation : All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay : All</p> <p>River Murray Tributaries Area Overlay : All</p> <p>Significant Industry Interface Overlay: All</p> <p>Sloping Land Overlay : All</p> <p>State Heritage Area Overlay : All</p> <p>State Heritage Place Overlay : All</p> <p>State Significant Native Vegetation Overlay : All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay : All</p> <p>Urban Transport Routes Overlay : All</p> <p>Water Resources Overlay: All</p>
Demolition				
Dwelling addition	<p>[Site Dimensions and Land Division]: PO 2.1</p> <p>[Building Height]: PO 3.1</p> <p>[Primary Street Setback]: PO 4.2</p> <p>[Secondary Street Setback]: PO 5.1</p> <p>[Boundary Walls]: DTS 6.1, 6.2</p> <p>[Side Boundary Setbacks]: PO 7.1</p> <p>[Rear Boundary Setback]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p>		<p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Building Near Airfields: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Regional): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes: All</p> <p>Murray Darling Basin : All</p> <p>Native Vegetation : All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Significant Industry Interface Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
<p>Detached Dwelling (not being in a Battle-axe arrangement)</p> <p>Semi-Detached Dwelling</p> <p>Row Dwelling</p>	<p>[Site Dimensions and Land Division]: PO 2.1</p> <p>[Building Height]: PO 3.1</p> <p>[Primary Street Setback]: PO 4.2</p> <p>[Secondary Street Setback]: PO 5.1</p> <p>[Boundary Walls]: DTS 6.1, 6.2</p> <p>[Side Boundary Setbacks]: PO 7.1</p> <p>[Rear Boundary Setback]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p>		<p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Building Near Airfields: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Regional): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.3, 9.4, 9.5</p>		<p>Hazards (Flooding): All Historic Area: All</p> <p>Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All Murray Darling Basin : All Native Vegetation : All Noise and Air Emissions: All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Significant Industry Interface Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1 Site Contamination: PO 1.1		
Detached dwelling in a Battle-axe arrangement Group Dwelling Residential Flat Building	[Site Dimensions and Land Division]: PO 2.1 [Building Height]: PO 3.1 [Primary Street Setback]: PO 4.2 [Secondary Street Setback]: PO 5.1 [Boundary Walls]: DTS 6.1, 6.2 [Side Boundary Setbacks]: PO 7.1 [Rear Boundary Setback]: PO 8.1 [Group Dwelling, Residential Flat Buildings and Battle-Axe Development – External Appearance]: PO 10.1, 10.2	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Residential Development]: All Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All Character Area Overlay: All Character Preservation District: All Coastal Areas: All Defence Aviation Area Overlay: All Future Road Widening: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All Murray Darling Basin : All Native Vegetation : All Noise and Air Emissions: All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Significant Industry Interface Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</p> <p>b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p>		Housing Renewal: All POs		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All Character Area Overlay: All Character Preservation District: All Coastal Areas: All Defence Aviation Area Overlay: All Future Road Widening: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All Murray Darling Basin : All Native Vegetation : All Noise and Air Emissions: All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Significant Industry Interface Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	Historic Areas: All State Heritage Area: All
Excavation and filling		Design in Urban Areas [Earthworks]: PO 7.1		Coastal Areas: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Sloping Land: All State Heritage Area: All State Heritage Place: All Local Heritage Place Overlay: All Character Area Overlay: All Historic Areas Overlay: All Urban Transport Routes: All Key Railway Crossings Overlay: All Major Urban Transport Routes: All Native Vegetation Overlay [Environmental Protection]: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Non-Stop Corridors Overlay: All Character Preservation District Overlay: All Hazards (Flooding) Overlay: All Coastal Areas Overlay : All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All
Fence		Design in Urban Areas [All Development – Fences and Walls]: PO 8.1		Coastal Areas: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Sloping Land: All State Heritage Area: All State Heritage Place: All Local Heritage Place Overlay: All Character Area Overlay: All Historic Areas Overlay: All Urban Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Key Railway Crossings Overlay: All Major Urban Transport Routes: All Native Vegetation Overlay [Environmental Protection]: All State Significant Native Vegetation Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Non-Stop Corridors Overlay: All Character Preservation District Overlay: All Hazards (Flooding) Overlay: All Coastal Areas Overlay : All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All
Land division	[Site Dimensions and Land Division] PO 2.1	Land Division in Urban Areas: All		Affordable Housing Overlay: All Building Near Airfields Overlay : All Character Area Overlay : All Character Preservation District Overlay : All Coastal Areas Overlay : All Environment and Food Production Area Overlay : All Future Road Widening Overlay : All Hazards (Acid Sulfate Soils) Overlay : All Hazards (Bushfire – High Risk) Overlay : All Hazards (Bushfire – Medium Risk) Overlay : All Hazards (Bushfire – General Risk) Overlay : All Hazards (Bushfire – Urban Interface) Overlay : All Hazards (Bushfire – Regional) Overlay : All Hazards (Flooding) Overlay : All Historic Area Overlay : All Key Railway Crossings Overlay : All Local Heritage Place Overlay : All Limited Land Division Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Major Urban Transport Routes Overlay : All Murray Darling Basin Overlay : All Native Vegetation Overlay : All Noise and Air Emissions Overlay : All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay : All River Murray Tributaries Area Overlay : All Sloping Land Overlay : All State Heritage Area Overlay : All State Heritage Place Overlay : All State Significant Native Vegetation Overlay : All Traffic Generating Development Overlay : All Urban Transport Routes Overlay : All Water Resources Overlay: All
Retirement facility Supported Accommodation	[Building Height]: PO 3.1 [Primary Street Setback]: PO 4.2 [Secondary Street Setback]: PO 5.1 [Boundary Walls]: DTS 6.1, 6.2 [Side Boundary Setbacks]: PO 7.1 [Rear Boundary Setback]: PO 8.1 [Group Dwelling, Residential Flat Buildings and Battle-Axe Development – External Appearance]: PO 10.1, 10.2	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9 Transport, Access and Parking [Access for People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Design in Urban Areas [All Development]: All Design in Urban Areas [All Residential Development]: All		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All Character Area Overlay: All Character Preservation District: All Coastal Areas: All Defence Aviation Area Overlay: All Future Road Widening: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All Murray Darling Basin : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Supported Accommodation, Housing for Aged Persons, and People with Disabilities]: All Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		<p>Native Vegetation : All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Significant Industry Interface Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Shop	<p>[Building Height]: PO 3.1</p> <p>[Primary Street Setback]: PO 4.2</p> <p>[Secondary Street Setback]: PO 5.1</p> <p>[Boundary Walls]: DTS 6.1, 6.2</p> <p>[Side Boundary Setbacks]: PO 7.1</p> <p>[Rear Boundary Setback]: PO 8.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		<p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Building Near Airfields: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Flooding): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p>		<p>Historic Area: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes: All</p> <p>Murray Darling Basin : All</p> <p>Native Vegetation : All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay : All</p> <p>River Murray Tributaries Area Overlay : All</p> <p>Significant Industry Interface Overlay: All</p> <p>Sloping Land Overlay : All</p> <p>State Heritage Area Overlay : All</p> <p>State Heritage Place Overlay : All</p> <p>State Significant Native Vegetation Overlay : All</p> <p>Traffic Generating Development Overlay : All</p> <p>Urban Transport Routes Overlay : All</p> <p>Water Resources Overlay: All</p>
Student Accommodation	<p>[Building Height]: PO 3.1</p> <p>[Primary Street Setback]: PO 4.2</p> <p>[Secondary Street Setback]: PO 5.1</p> <p>[Boundary Walls]: DTS 6.1, 6.2</p> <p>[Side Boundary Setbacks]: PO 7.1</p> <p>[Rear Boundary Setback]: PO 8.1</p> <p>[Group Dwelling, Residential Flat Buildings and Battle-Axe Development – External Appearance]: PO 10.1, 10.2</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		<p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Building Near Airfields: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		<p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes: All</p> <p>Murray Darling Basin : All</p> <p>Native Vegetation : All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Flood Plain Overlay : All</p> <p>River Murray Tributaries Area Overlay : All</p> <p>Significant Industry Interface Overlay: All</p> <p>Sloping Land Overlay : All</p> <p>State Heritage Area Overlay : All</p> <p>State Heritage Place Overlay : All</p> <p>State Significant Native Vegetation Overlay : All</p> <p>Traffic Generating Development Overlay : All</p> <p>Urban Transport Routes Overlay : All</p> <p>Water Resources Overlay: All</p>
Tree damaging activity				Regulated Trees Overlay: All
All other Code Assessed Development	All	All		All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	With a gross leasable area less than 1000m2.

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Low-rise medium density housing that supports a range of needs and lifestyles located within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Residential development and supporting uses that provide housing and supporting services and facilities that make it a convenient place to live.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Ancillary accommodation
- Community facility
- Dwelling
- Educational establishment
- Office
- Outbuilding
- Pre-school
- Recreation area
- Residential flat building
- Retirement facility
- Shop
- Supported accommodation.

PO 1.2

Residential development accommodates a range of housing choices.

DTS/DPF 1.2

Residential development comprises:

- (a) detached dwellings;
- (b) semi-detached dwellings;
- (c) row dwellings;
- (d) group dwellings;
- (e) residential flat buildings;
- (f) ancillary accommodation;
- (g) retirement facility; and / or
- (h) supported accommodation.

PO 1.3

Non-residential development provides a range of services to the local community primarily in the form of:

- (a) commercial uses including small scale offices, shops and consulting rooms;
- (b) community services such as educational establishments, community centres, places of worship, pre-schools, child care and other health and welfare services;
- (c) services and facilities ancillary to the function or operation of supported accommodation or retirement housing; and
- (d) open space and recreation facilities.

DTS 1.3

None are applicable

PO 1.4

Non-residential development compatible with residential character and amenity.

DTS 1.4

None are applicable

PO 1.5

Shops, consulting rooms and offices of a scale to maintain the amenity of nearby residents.

DTS / DPF 1.5

Other than a change in the use of an existing building that has been lawfully used as a shop, office or consulting room (or any combination thereof), or where located with a frontage to an arterial or collector road or adjacent a Main Street or Activity Centre Zone, shops, offices and consulting rooms do not exceed 100m² in gross leasable floor area (individually or combined).

PO 1.6

Larger scale shops, offices and consulting rooms established on higher order roads or adjacent existing commercial and retail precincts.

DTS/DPF 1.6

Shops, consulting rooms or offices with a floor area not exceeding 200m² located on sites with a frontage to an arterial or collector road or adjacent an Urban Corridor, Main Street or Activity Centre Zone.

Site Dimensions and Land Division

PO 2.1

Allotments created for residential purposes accommodate a diverse range of low - medium density housing.

DTS/DPF 2.1

Development achieves a net residential density of up to 70 dwellings per hectare.

Building Height

PO 3.1

Buildings contribute to a low-rise residential character and complement the height of nearby buildings.

DTS/DPF 3.1

Building height (excluding garages, carports and outbuildings) does not exceed that specified in the Building Height Data Overlay.

Primary Street Setback

PO 4.1

Buildings are setback from primary street boundaries to establish a consistent streetscape character and provide a functional semi-private space between the building and street.

DTS/DPF 4.1

Buildings are setback from the primary street boundary:

- (a) 8m or more when the primary street boundary is an arterial road;
- (b) 3m from any other road.

PO 4.2

Building elements are setback from public streets to establish a consistent streetscape character while adding interest and animation to street frontages.

DTS/DPF 4.2

The following elements can extend up to 1.5m closer to the street than the minimum primary street setback specified in DTS 4.1:

- (a) a porch or portico with at least 2 open sides;
- (b) a balcony;
- (c) a verandah with at least 3 open sides;
- (d) window awnings or shading features; and
- (e) architectural fins or blades.

Secondary Street Setback

PO 5.1

Buildings are set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce streetscape character.

DTS/DPF 5.1

Buildings 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 900 millimetres, the distance of that dwelling from the boundary with the secondary street (being, if relevant, the lesser of the 2 distances).

Boundary Walls

PO 6.1

Boundary walls are limited in height and length to manage impacts on adjoining properties.

DTS/DPF 6.1

Dwelling walls on side boundaries either:

- (a) adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height; or
- (b) do not exceed:
 - (i) 3 metres in height;
 - (ii) 10 metres in length; and
- i. will not result in boundary walls on more than 45% of the total length of the side boundary.

PO 6.2

Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.

DTS / DPF 6.2

Dwellings in a semi-detached, row or terrace arrangement are setback 900mm or more from side boundaries shared with allotments outside the development site.

Side Boundary Setback

PO 7.1

Buildings are set back from side boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality; and
- (b) access to natural light and ventilation for neighbours.

DTS/DPF 7.1

Buildings not sited on side boundaries setback from the side boundary:

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

Rear Boundary Setback

PO 8.1

Buildings are set back from rear boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality;
- (b) access to natural light and ventilation for neighbours;
- (c) open space recreational opportunities; and
- (d) space for landscaping and vegetation.

DTS/DPF 8.1

Buildings are set back from the rear boundary:

- (a) 3m or more for the first building level; and
- (b) 5m or more for any second building level; and
- (c) 5m plus any increase in wall height over 7m for buildings three storey and above.

Façade design

PO 9.1

Dwelling facades facing public streets and common driveways make a positive contribution to the streetscape.

DTS/DPF 9.1

Each dwelling includes at least 3 of the following design features along each façade facing a public road or common driveway:

- (a) a minimum of 25% of the façade is setback an additional 300mm;
- (b) a porch or portico that projects at least 1m from the building façade and is open on least 2 sides;
- (c) a balcony that projects at least 1.0m from the building façade;
- (d) a verandah that projects at least 1m from the building façade;
- (e) eaves surrounding the dwelling of a minimum 450mm width;

- (f) a minimum 50% of the upper level projects forward a minimum 300mm from the lower level building line.

Group Dwellings, Residential Flat Buildings and Battle-Axe Development - External Appearance

PO 10.1

Residential flat buildings are of an appropriate scale with larger buildings divided and separated into smaller forms to:

- (a) achieve a mass and scale that better relates to a low-rise suburban character;
- (b) limit visual impact and provide appropriate outlook for occupants; and
- (c) provide adequate space around buildings for light, ventilation and landscaping.

DTS/DPF 10.1

Residential Flat Buildings that are 2 or more building levels:

- (a) have a building depth or length no greater than 20m; and
- (b) are setback at least 4m from other dwellings or other residential flat buildings.

PO 10.2

Services including gas and water meters conveniently located and screened from public view.

DTS/DPF 10.2

None are applicable.

Procedural Matters (PM)

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Suburban Neighbourhood (Medium Density) Zone Table 3
- (c) Development involving the creation of four or more additional dwellings;
- (d) dwellings that do not satisfy DTS/DPF 4.1, 4.2, 5.1, 6.1, 6.2, 7.1, 8.1 and 9.1
- (e) non-residential development.

Infrastructure Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to an office erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that

<p>existing access is altered or a new access is created</p> <ul style="list-style-type: none"> Major Urban Transport Routes Overlay where an existing access is altered or a new access is created Urban Transport Routes Overlay where an existing access is altered or a new access is created Water Resources Overlay 	<p>boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> A Local Heritage Place identified in the Local Heritage Place Overlay A State Heritage Place identified in the State Heritage Place Overlay 	<p>1 There will be no increase in the total floor area of the building</p> <p>2 There will be no alteration to the external appearance of the building.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p>	<p>1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p>

<ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 2 Panels and associated components do not overhang any part of the roof 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay 	<ol style="list-style-type: none"> 2 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3 The tank is part of a roof drainage system 4 Total floor area - not exceeding 15m² 5 The tank is located wholly above ground 6 Tank height – does not exceed 4m above natural ground level 7 Primary street setback – at least as far back as the building line of the building to which it is ancillary 8 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria			
	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
None Specified			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)

Table 3 – Applicable Policies for Performance Assessed Development

	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Office	[Land Use and Intensity]: PO 1.1, 1.2, 1.3	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Hazards (Bushfire - General Risk): All</p>

	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p>		<p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p>

	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
				<p>Water Protection Area: All</p> <p>Water Resources: All</p>
Tree damaging activity	None	None	None	Regulated Tree: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
None Specified	

Assessment Provisions

Desired Outcome (DO)

DO 1

The protection, provision, maintenance and expansion of infrastructure services and facilities that support orderly development and vehicular movements.

DO 2

Infrastructure services and facilities that manage environmental impacts.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Utility and infrastructure facilities and other services that support the orderly development of land and assist in manage impacts on the environment and community.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Electricity substation
- Landfill, including gas extraction plant and equipment
- Water treatment and supply
- Stormwater retention / detention basin
- Sewerage treatment facility
- Public service depot
- Waste transfer depot.

PO 1.2

Development does not hinder the ongoing operation of existing utility and other infrastructure services or jeopardise the expansion of those services to support economic activity and manage impacts on the environment and community.

DTS/DPF 1.2

None are applicable.

PO 1.3

Development ancillary to utility and other infrastructure services including offices, workshops and the like are undertaken to enhance on-going operations and maintenance aspects of those services.

DTS/DPF 1.3

None are applicable.

PO 1.4

Security fencing is located behind landscaping to enhance the appearance of development from adjacent areas, roads and thoroughfares.

DTS/DPF 1.4

None are applicable.

Fencing

PO 2.1

Fencing exceeding 2.1m in height integrated and designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent areas, roads and thoroughfares.

DTS/DPF /DPF 2.1

Fencing exceeding 2.1m in height:

- (g) located behind a façade of an associated building located on the same site; or
- (h) located behind a landscaped area along relevant street frontages; or

(i) consists of visually permeable materials with landscaping behind.

Procedural Matters (PM)

Notification
All classes of performance assessed development are excluded from notification except where they involve any of the following: <ul style="list-style-type: none">(a) the site of the development is adjacent land to land in a different zone(b) development identified as "all other code assessed development" in Infrastructure Zone Table 3.
Placement of Notices – Exemptions for Performance Assessed Development
None specified.
Placement of Notices – Exemptions for Restricted Development
None specified.

Infrastructure (Airfield) Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Carport Except where any of the following apply: Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure 10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)

	<p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <p>(a) is located so that vehicle access:</p> <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ol style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Key Outback and Rural Routes Overlay where an existing access 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:

<p>is altered or a new access is created</p> <ul style="list-style-type: none"> • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 <p>9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure <p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>13 The garage:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay 	<ul style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site

<ul style="list-style-type: none"> • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 40m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) 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 abut the proposed wall or structure 11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% 12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
<p>Private bushfire shelters Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 5 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 6 Primary street setback – at least as far back as the building to which it is ancillary 7 Secondary street setback – at least 900mm from the boundary of the allotment 8 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).
<p>Shade sail Except where any of the following apply:</p>	<ol style="list-style-type: none"> 8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 9 Shade sail consists of permeable material

<ul style="list-style-type: none"> • Coastal Areas Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>10 The total area of the sail - does not exceed 40m²</p> <p>11 No part of the shade sail will be:</p> <p style="padding-left: 20px;">(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p style="padding-left: 20px;">(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>12 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>13 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>14 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A State Heritage Place identified in the State Heritage Place Overlay 	<p>4 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>5 Panels and associated components do not overhang any part of the roof</p> <p>6 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool</p> <p>Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>6 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>7 It is ancillary to a dwelling erected on the site</p> <p>8 Allotment boundary setback – not less than 1m</p> <p>9 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>10 Location of filtration system from a dwelling on an adjoining allotment:</p> <p style="padding-left: 20px;">(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p style="padding-left: 20px;">(b) not less than 12m in any other case.</p>
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<p>9 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>10 It is ancillary to a dwelling erected on the site</p> <p>11 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>12 Total floor area - does not exceed 40m²</p> <p>13 Post height - does not exceed 3m measured from natural ground level</p>

<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Water Resources Overlay 	<p>14 Building height - does not exceed 5m</p> <p>15 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>16 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.</p>
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>9 The tank is part of a roof drainage system</p> <p>10 Total floor area - not exceeding 15m²</p> <p>11 The tank is located wholly above ground</p> <p>12 Tank height – does not exceed 4m above natural ground level</p> <p>13 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>14 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>3 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>4 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 - Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Sloping Land Overlay • State Heritage Place Overlay • Water Protection Area Overlay • Water Resource Overlay 	[Advertisements]: DTS 5.1	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: DTS 8.1, 10.1 Major Transport Routes: DTS 8.1, 10.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes: DTS 8.1, 10.1
Carport Outbuilding in the form of a garage Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire - Outback) Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: DTS All Major Transport Routes: DTS All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay • Water Resources Overlay 		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6		Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS All
Outbuilding Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay • Water Resources Overlay 				Building Near Airfields: DTS 1.1, 1.2 Hazards (Acid Sulfate Soils): DTS 1.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: DTS 5.1	Advertisements [Appearance]: PO 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Flooding): All Key Outback and Rural Routes: PO 8.1, 10.1 Major Transport Routes: PO 8.1, 10.1 Native Vegetation: PO 1.1, 1.2 Sloping Land: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Urban Transport Routes: PO 8.1, 10.1</p> <p>Water Protection Area: All</p> <p>Water Resource: All</p>
Carport	<p>[Land Use]: PO 1.2</p> <p>[Hazard Management]: PO 4.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or</p>	Residential Aviation Estate Subzone:	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Less – External Appearance]: PO 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		<p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Key Outback and Rural Routes: All</p> <p>Major Transport Routes: PO All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation: All Urban Transport Routes: PO All Water Protection Area: All Water Resources: All
Demolition of a State or Local Heritage Place	None	None	None	State Heritage Place: All
Dwelling Addition	[Land Use]: PO 1.2 [Hazard Management]: PO 4.1	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1	Residential Aviation Estate Subzone [Land Use and Intensity]: PO 1.3 Residential Aviation Estate	Aircraft Noise Exposure: All Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p>	<p>Subzone [Building Height]: PO 3.1 Residential Aviation Estate Subzone [Primary Street Setback]: PO 4.1 Residential Aviation Estate Subzone [Secondary Street Setback]: PO 5.1</p>	<p>Building Near Airfields: PO 1.1, 1.2</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): PO 1.1</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Sloping Land: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	<p>Residential Aviation Estate Subzone [Side Boundary Setback]: PO 6.1</p> <p>Residential Aviation Estate Subzone [Rear Boundary Setback]: PO 7.1</p>	<p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
<p>Detached Dwelling Where any of the following apply:</p> <ul style="list-style-type: none"> Residential Aviation Estate Subzone 	<p>[Land Use]: PO 1.2</p> <p>[Hazard Management]: PO 4.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p>	<p>Residential Aviation Estate Subzone [Land Use and Intensity]: PO 1.1, 1.3</p> <p>Residential Aviation Estate Subzone [Building Height]: PO 3.1</p> <p>Residential Aviation Estate</p>	<p>Aircraft Noise Exposure: All</p> <p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): PO 1.1</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3</p>	<p>Subzone [Primary Street Setback]: PO 4.1</p> <p>Residential Aviation Estate Subzone [Secondary Street Setback]: PO 5.1</p> <p>Residential Aviation Estate Subzone [Side Boundary Setback]: PO 6.1</p>	<p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Key Outback and Rural Routes: All</p> <p>Major Transport Routes: PO All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p>	<p>Residential Aviation Estate Subzone [Rear Boundary Setback]: PO 7.1</p>	<p>State Significant Native Vegetation: All</p> <p>Urban Transport Routes: PO All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.3, 9.4, 9.5</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Site Contamination: PO 1.1</p>		
<p>Light industry</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Residential Aviation Estate Subzone 	<p>[Land Use]: PO 1.2</p> <p>[Built Form and Character]: PO 2.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Coastal Areas: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Hazard Management]: PO 4.1, 4.2	<p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		<p>Hazards (Acid Sulfate Soils): PO 1.1</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Key Outback and Rural Routes: All</p> <p>Major Transport Routes: PO All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p>		<p>Prescribed Wells Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Urban Transport Routes: PO All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		
Outbuilding (in the form of a garage)	<p>[Land Use]: PO 1.2</p> <p>[Built Form and Character]: PO 2.1</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2</p>	<p>Residential Aviation Estate Subzone [Land Use and Intensity]: PO 1.2</p> <p>Residential Aviation Estate</p>	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Coastal Areas: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Hazard Management]: PO 4.1	<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p>	<p>Subzone [Building Height]: PO 3.1</p> <p>Residential Aviation Estate Subzone [Primary Street Setback]: PO 4.1</p> <p>Residential Aviation Estate Subzone [Secondary Street Setback]: PO 5.1</p>	<p>Hazards (Acid Sulfate Soils): PO 1.1</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Key Outback and Rural Routes: All</p> <p>Major Transport Routes: PO All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Sloping Land: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
			Residential Aviation Estate Subzone [Side Boundary Setback]: PO 6.1 Residential Aviation Estate Subzone [Rear Boundary Setback]: PO 7.1	State Heritage Place: All State Significant Native Vegetation: All Urban Transport Routes: PO All Water Protection Area: All Water Resources: All
Outbuilding (not being a garage or a hangar)	[Land Use]: PO 1.2 [Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Residential Development –	Residential Aviation Estate Subzone [Land Use and Intensity]: PO 1.2, 1.3	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Hazard Management]: PO 4.1	Ancillary Development]: PO 17.1, 17.2	Residential Aviation Estate Subzone [Building Height]: PO 3.2 Residential Aviation Estate Subzone [Primary Street Setback]: PO 4.1 Residential Aviation Estate Subzone [Secondary Street	Building Near Airfields: PO 1.1, 1.2 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Sloping Land: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
			Setback]: PO 5.1 Residential Aviation Estate Subzone [Side Boundary Setback]: PO 6.1 Residential Aviation Estate Subzone [Rear Boundary Setback]: PO 7.1	State Heritage Place: All State Significant Native Vegetation: All Water Protection Area: All Water Resources: All
Shop Except where any of the following apply:	[Land Use]: PO 1.2	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Residential Aviation Estate Subzone 	<p>[Built Form and Character]: PO 2.1</p> <p>[Hazard Management]: PO 4.1, 4.2</p>	<p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): PO 1.1</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Key Outback and Rural Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p>		<p>Major Transport Routes: PO All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Urban Transport Routes: PO All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		
<p>Store Except where any of the following apply:</p> <ul style="list-style-type: none"> Residential Aviation Estate Subzone 	<p>[Land Use]: PO 1.2</p> <p>[Built Form and Character]: PO 2.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Hazard Management]: PO 4.1, 4.2	<p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Building Near Airfields: PO 1.1, 1.2</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): PO 1.1</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Key Outback and Rural Routes: All</p> <p>Major Transport Routes: PO All</p> <p>Murray Darling Basin: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p>		<p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Urban Transport Routes: PO All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		
Tree damaging activity	None	None	None	Regulated Tree: All
Verandah	[Land Use]: PO 1.2	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Hazard Management]: PO 4.1	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2		Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Local Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
<p>Warehouse</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Residential Aviation Estate Subzone 	[Land Use]: PO 1.2	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Built Form and Character]: PO 2.1</p> <p>[Hazard Management]: PO 4.1, 4.2</p>	<p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Building Near Airfields: PO 1.1, 1.2</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): PO 1.1</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Key Outback and Rural Routes: All</p> <p>Major Transport Routes: PO All</p> <p>Murray Darling Basin: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p>		<p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Urban Transport Routes: PO All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		
All other Code Assessed Development	All	All	None	Any Relevant Overlays: All

Table 4 –Restricted Development Classification

<p>Class of Development</p> <p>The following Classes of Development are classified as Restricted subject to any 'Exclusions'</p>	<p>Exclusions</p>
<p>Shop</p>	<p>Where:</p> <ul style="list-style-type: none"> (a) the gross leasable floor area is no more than 250m²; or (b) it is ancillary to and located on the same allotment as an airfield passenger terminal.

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

A zone providing for aviation operations together with allied and complementary activities to support the long term ongoing use and expansion of airfield development and activities for commercial freight and passenger transport as well as aviation related recreational pursuits.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use

PO 1.1

Development primary catering for take-off and landing, on-ground movement, maintenance, repair and storage of aircraft, as well as facilities associated with the handling of freight and passengers to enhance the safe and efficient transportation of people and cargo by air.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Aircraft operational facilities beacons, transmitting installations and their associated towers
- Aircraft control tower
- Light industry associated with, and ancillary to, aviation activities
- Passenger and/or air freight terminal
- Aircraft hangar
- Shop within the terminal building
- Store associated with, and ancillary to, aviation activities
- Fuel depot associated with aviation and airport related purposes
- Office associated with, and ancillary to, aviation activities
- Flight simulation and training facility.

PO 1.2

Development does not impede aviation operations and the expansion of airfields.

DTS/DPF 1.2

None are applicable.

Built Form and Character

PO 2.1

Development of a scale and design consistent with the role and function of the airfield and complementary to the wider setting.

DTS/DPF 2.1

None are applicable.

Land Division

PO 3.1

Land division suitable for the intended use of the land where it maintains the efficient and safety operations of the airfield.

DTS/DPF 3.1

None are applicable.

Hazard Management

PO 4.1

Movement between aircraft taxiways and open runway corridors and areas used for non-aviation purposes is regulated through the incorporation of fencing or other barriers to mitigate hazard to aircraft operations and provide for the safety of users and occupiers of land use for non-aviation purposes.

DTS/DPF 4.1

None are applicable.

PO 4.2

Landscaping uses species to minimise the nesting and attraction of birds and spread of leaf and other debris to mitigate hazard to aircraft.

DTS/DPF 4.2

None are applicable.

Advertisements

PO 5.1

Advertisements limited to those in connection with the terminal building and the display of business services on non-residential premises to mitigate visual clutter and untidiness.

DTS/DPF 5.1

None are applicable.

Procedural Matters (PM)

Notification of Performance assessed development

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone that is located within the area of council
- (b) development identified as "all other code assessed development" in Infrastructure (Airfield) Zone Table 3.

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Residential Aviation Estate Subzone

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Dwellings developed in close affiliation with outbuildings and activities for the storage, and or maintenance of aircraft to support the role and function of the airfield.

DTS/DPF 1.1

Dwelling located on the same site as an existing aircraft hangar or to be built concurrently.

PO 1.2

Hangars provide for the storage and maintenance of planes and associated equipment within buildings to contribute to the appearance of land in the locality and mitigate adverse amenity impacts on neighbouring dwellings from aircraft maintenance activities.

DTS/DPF 1.2

None are applicable.

PO 1.3

An open character is accommodated by providing space around buildings and managing the accumulative impacts of buildings in the locality.

DTS/DPF 1.3

The total floor area of all existing and proposed buildings does not exceed 35 per cent of an allotment area.

Land Division

PO 2.2

Allotments are of suitable size and dimension to accommodate a dwelling and associated outbuildings (including hangar) setbacks from boundaries to support a spacious setting.

DTS/DPF 2.1

Allotments have:

- (j) an area of 2000m² or more; and
- (k) a frontage width of 30m or more.

Building Height

PO 3.1

Dwellings contribute to a low-rise residential character and complement the height of nearby buildings.

DTS/DPF 3.1

Dwelling:

- (a) with a height up to 2 building levels and 9 metres; and
- (b) with a wall height up to 6 metres.

PO 3.2

An outbuildings in the form of a hangar that is sited and designed so as to be subordinate to the associated dwelling and complement the height of nearby buildings.

DTS/DPF 3.2

Hangar height is no more than 9m.

Primary Street Setback

PO 4.1

Buildings are setback from primary street boundaries to reinforce a spacious streetscape character and provide for the provision of landscaping to enhance the appearance of land and buildings.

DTS/DPF 4.1

Buildings are setback from the primary street boundary 6m or more.

Secondary Street Setback

PO 5.1

Buildings are set back from secondary street boundaries to support separation between building walls and public thoroughfares and reinforce an open and spacious streetscape character.

DTS/DPF 5.1

Buildings are set back 2m or more from the boundary of the allotment with the secondary street frontage.

Side Boundary Setbacks

PO 6.1

Buildings are set back from side boundaries to provide:

- (d) separation between dwellings in a way that reinforces a low density residential character; and
- (e) access to natural light and ventilation for neighbours.

DTS/DPF 6.1

Buildings are set back from side boundaries 1m or more.

Rear Boundary Setback

PO 7.1

Buildings are set back from rear boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality;
- (b) access to natural light and ventilation for neighbours;
- (c) open space recreational opportunities; and
- (d) space for landscaping and vegetation.

DTS/DPF 7.1

Buildings are set back from the rear boundary 20m or more.

Infrastructure (Ferry and Marina Facilities) Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	7 Building work is associated with a railway 8 It is situated (or to be situated) on railway land 9 It is required for the conduct or maintenance of railway activities.
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	3 There will be no increase in the total floor area of the building 4 There will be no alteration to the external appearance of the building.
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 16 Shade sail consists of permeable material 17 The total area of the sail - does not exceed 40m ² 18 No part of the shade sail will be: <ul style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 19 Primary street setback – at least as far back as the building line of the building to which it is ancillary 20 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m

	21 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
Solar photovoltaic panels (roof mounted) Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	7 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 8 Panels and associated components do not overhang any part of the roof 9 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
Spa pool Swimming pool Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	11 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 12 It is ancillary to a dwelling or tourist accommodation erected on the site 13 Allotment boundary setback – not less than 1m 14 Primary street setback – at least as far back as the building line of the building to which it is ancillary 15 Location of filtration system from a dwelling on an adjoining allotment: <ul style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.
Water tank (above ground) Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 16 The tank is part of a roof drainage system 17 Total floor area - not exceeding 15m ² 18 The tank is located wholly above ground 19 Tank height – does not exceed 4m above natural ground level 20 Primary street setback – at least as far back as the building line of the building to which it is ancillary 21 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
Water tank (underground) Except where any of the following apply:	5 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

<ul style="list-style-type: none">• Coastal Areas Overlay• Native Vegetation Overlay• State Significant Native Vegetation Overlay• Ramsar Wetlands Overlay• Sloping Land Overlay• Water Resources Overlay	6 The tank (including any associated pump) is located wholly below the level of the ground.
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Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Murray Darling Basin Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None.	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Major Transport Routes: DTS 8.1, 10.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Water Protection Area Overlay
- Water Resources Overlay

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	None	<p>Advertisements [Appearance]: PO 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2</p> <p>Advertisements [Advertising Content]: PO 3.1</p> <p>Advertisements [Amenity Content]: PO 4.1</p> <p>Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p> <p>Clearance from Overhead Powerlines: PO 1.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: 1.1, 1.2</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: PO 8.1, 10.1</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin:</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation: PO 1.1, 1.2 Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Urban Transport Routes: PO 8.1, 10.1 Water Protection Area: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within State Heritage Area Overlay	None	None	None	State Heritage Area: All
Office	[Land Use and Intensity]: PO 1.2	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5 Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: 1.1, 1.2 Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Bushfire - General Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>		<p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin:</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone <small>(applies only in the area affected by the Subzone)</small>	Overlay <small>(applies only in the area affected by the Overlay)</small>
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		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>	<p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Shop	[Land Use and Intensity]: PO 1.2	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5 Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1 Design in Urban Areas [Car Parking Appearance]: PO 6.2 Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: 1.1, 1.2 Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Bushfire - General Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Regional): All Local Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p>		<p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin:</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone <small>(applies only in the area affected by the Subzone)</small>	Overlay <small>(applies only in the area affected by the Overlay)</small>
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		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>	<p>State Significant Native Vegetation: PO 1.1</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Tourist accommodation	[Land Use and Intensity]: PO 1.1, 1.2	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development – External Appearance]: PO 1.4, 1.5 Design in Rural Areas [All Development – On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Development – Vehicle Parking Areas]: PO 7.4, 7.5 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Interface between Land Uses [Interface with Rural Activities]: PO 9.3, 9.4, 9.5.	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: 1.1, 1.2 Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Bushfire - General Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Regional): All Local Heritage Place: All Major Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Tourism Development: PO 1.1, 1.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Marine Parks (Managed Use): All</p> <p>Murray Darling Basin:</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Strategic Infrastructure Gas Pipelines: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
Tree damaging activity	None	None	None	Regulated Tree: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
None Specified	

Assessment Provisions

Desired Outcome (DO)

DO 1

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

On-water development, including boat and ferry berthing, boat servicing facilities, walkways and channel markers preserves the function of marinas and passenger ferry services.

DTS/DPF1.1

Development comprises one or more of the following land uses:

- (a) Boat berth, jetty, pier or pontoon
- (b) Coast protection work
- (c) Maritime structures / beacons

PO 1.2

Off-water development is:

- (a) associated with marinas and passenger ferry services, including complementary conservation works; or
- (b) caters to the needs and enjoyment of visitors and occupants such as tourist accommodation, restaurants, clubrooms, chandlery and the like, provided at a scale compatible with the role and function of the associated marina and / or the passenger ferry service.

DTS/DPF1.2

Development comprises one or more of the following land uses:

- Boat construction, maintenance, repair or sale
- Boat servicing facility (including fuel supply, power, water, effluent pump, toilets and showers)
- Loading and unloading facility
- Clubrooms in association with a marina
- Office in association with a marina or ferry terminal
- Parking area for vehicles and boats
- Shop in association with a marina or ferry terminal
- Storage
- Tourist accommodation
- Wastewater collection, storage and transfer facility.

PO 1.3

Pedestrian and bicycle pathways associated with marinas and passenger ferry services link tourist accommodation with other recreation, tourist facilities and attractions within the area.

DTS/DPF 1.3

None are applicable.

Procedural Matters

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone that is located within the area of council
- (b) development identified as “all other code assessed development” in Infrastructure (Ferry and Marina Facilities) Zone Table 3.

Innovation Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Air handling unit, air conditioning system or exhaust fan including any associated components and any associated building alteration or addition necessary or incidental to its installation</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Place Overlay • Local Heritage Place Overlay 	<p>4 The item will be installed on or within an existing building</p> <p>5 The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire.</p> <p>6 If the associated building is in a Historic Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.</p>
<p>Carport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • State Heritage Place Overlay • Urban Transport Routes Overlay 	<p>14 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>15 It is ancillary to a dwelling erected on the site</p> <p>16 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>17 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>18 Total floor area - does not exceed 60m²</p> <p>19 Post height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>20 Building height - does not exceed 5m</p> <p>21 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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

	<p>22 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it 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 abut the proposed wall or structure</p> <p>23 The total roofed area of all existing or proposed buildings on the allotment does not exceed 70% of the area of the allotment</p> <p>24 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>25 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>26 The carport:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> State Heritage Place Overlay 	<p>3 There will be no increase in the total floor area of the building</p> <p>4 There will be no alteration to the external appearance of the building.</p>

<ul style="list-style-type: none"> Local Heritage Place Overlay 	
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> Airport Building Heights (Regulated) Overlay Building Near Airfields Overlay Defence Aviation Area Overlay Future Road Widening Overlay Local Heritage Place Overlay Major Urban Transport Routes Overlay Native Vegetation Overlay Non-stop Corridor Overlay State Heritage Place Overlay Urban Transport Routes Overlay 	<p>15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>16 It is detached from and ancillary to a dwelling erected on the site.</p> <p>17 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>18 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>19 Total floor area - does not exceed 60m²</p> <p>20 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>21 Building height - does not exceed 5m</p> <p>22 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 <p>23 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure <p>24 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>25 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>26 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>27 The garage:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that:

	<p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>28 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • State Heritage Place Overlay 	<p>13 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>14 It is detached from and ancillary to a dwelling erected on the site</p> <p>15 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>16 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>17 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>18 Total floor area does not exceed 60m²</p> <p>19 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>20 Building height - does not exceed 5m</p> <p>21 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>22 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p>

	<p>(b) 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 abut the proposed wall or structure</p> <p>23 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>24 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • State Heritage Place Overlay 	<p>15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>16 Shade sail consists of permeable material</p> <p>17 The total area of the sail - does not exceed 40m²</p> <p>18 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>19 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>20 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>21 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay • Local Heritage Place Overlay 	<p>4 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>5 Panels and associated components do not overhang any part of the roof</p> <p>6 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Verandah Except where any of the following apply: Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay 	<p>17 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>18 It is ancillary to a dwelling erected on the site</p> <p>19 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>20 Total floor area - does not exceed 60m²</p> <p>21 Post height - does not exceed 3m measured from natural ground level</p>

<ul style="list-style-type: none"> • Defence Aviation Area Overlay • Future Road Widening Overlay • Local Heritage Place Overlay • Native Vegetation Overlay • State Heritage Place Overlay 	<p>22 Building height - does not exceed 5m</p> <p>23 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>24 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.</p>
<p>Water tank (underground)</p>	<p>6 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>7 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement attached to a building or structure Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections Overlay: All DTS
Change of use from a <u>shop</u>, <u>office</u> or <u>consulting room</u> to a <u>shop</u>, <u>office</u>, <u>consulting room</u> or any combination of	None	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	None	Major Urban Routes Overlay: [Location of new access points] DTS 2.1 Urban Routes Overlay: [Location of new access points] DTS 2.1 Key Outback and Rural Routes

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
these uses where the area to be occupied by the proposed development is located in an existing building and utilises existing on-site car parking Except where any of the following apply: <ul style="list-style-type: none"> State Heritage Area Overlay State Heritage Place Overlay 				Overlay: [Location of new access points] DTS 2.3
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with	None	Housing Renewal: All DTS	None	Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: All DTS Defence Aviation Area Overlay: All DTS Future Road Widening Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>other persons or bodies; or</p> <p>b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage 				Hazards (Bushfire - High Risk) Overlay: All DTS Hazards (Bushfire - Medium Risk) Overlay: All DTS Hazards (Bushfire – Urban Interface) Overlay: All DTS Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: All DTS Non-stop Corridor Overlay: All DTS Sloping Land Overlay: All DTS Urban Transport Routes Overlay: All DTS

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Place Overlay <ul style="list-style-type: none"> • Historic Area Overlay 				
Land division	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	All
Temporary change of use to a <u>sales office</u> within an existing building for no more than 2 years	None	None	None	None
The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years where the new building has the same, or	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
substantially the same, layout and external appearance as the previous building Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 				

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: All	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	Rehabilitation Subzone: [Built Form and Character]: All	Advertising Near Signalised Intersections Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Non-stop Corridor Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All
Consulting room	[Land use and intensity]: PO 1.1-1.5 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1	Rehabilitation Subzone: [Land Use and Intensity]: All [Built Form and Character]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>Sloping Land Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		<p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
<u>Community facility Library</u>	[Land use and intensity]: PO 1.1-1.5 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	Innovation/Mixed Use Subzone: [Land Use and Intensity]: All [Built Form and Character]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Carport Car park Car parking structure	[Land use and intensity]: PO 1.1-1.5 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	Innovation/Mixed Use Subzone: [Land Use and Intensity]: All [Built Form and Character]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Local Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place Overlay: All State Heritage Place Overlay: All
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	Historic Area Overlay: All State Heritage Area Overlay: All
Dwelling Residential flat building	[Land use and intensity]: All [Built form and character]: All [Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Innovation/Mixed Use Subzone: [Land Use and Intensity]: All [Built Form and Character]: All	Affordable Housing Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p>		<p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Interface Between Land Uses [General Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		Urban Transport Routes Overlay: All Water Protection Area Overlay: All
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly	None	Housing Renewal: All	None	Affordable Housing Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p>				<p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Non-stop Corridor Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All
Educational establishment	[Land use and intensity]: PO 1.1-1.5 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P	Innovation/Mixed Use Subzone: [Land Use and Intensity]: All [Built Form and Character]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		<p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All		Regulated Trees Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Fence	[Built form and character]: All	Design in Urban Areas [Fences and Walls]: PO 8.1	Innovation/Mixed Use Subzone: [Built Form and Character]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation Overlay: All Non-stop Corridor Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All
Hospital	[Land use and intensity]: PO 1.1-1.5 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P	Innovation/Mixed Use Subzone: [Land Use and Intensity]: All [Built Form and Character]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		<p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All		Regulated Trees Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Hotel	<p>[Land use and intensity]: PO 1.1-1.5 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Movement and access]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p>	<p>Innovation/Mixed Use Subzone: [Land Use and Intensity]: All</p> <p>[Built Form and Character]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All		Regulated Trees Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Light industry	<p>[Land use and intensity]: PO 1.1-1.5 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Movement and access]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All PO</p>	<p>Innovation/Mixed Use Subzone: [Land Use and Intensity]: All</p> <p>[Built Form and Character]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		<p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All		Regulated Trees Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Land division	[Land Division]: All	Land Division in Urban Areas: All	Innovation/Mixed Use Subzone: [Land Use and Intensity]: All	<p>Affordable Housing Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay : All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Wells Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				Water Resources Overlay: All
Office Bank Civic centre	[Land use and intensity]: PO 1.1-1.5 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	Innovation/Mixed Use Subzone: [Land Use and Intensity]: All [Built Form and Character]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Local Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<u>Outbuilding Store</u>	[Land use and intensity]: PO 1.1-1.5 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All	None	Innovation/Mixed Use Subzone: [Land Use and Intensity]: All [Built Form and Character]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<u>Place of worship</u>	[Land use and intensity]: PO 1.1-1.5 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	Innovation/Mixed Use Subzone: [Land Use and Intensity]: All [Built Form and Character]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Local Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<u>Pre-school</u>	[Land use and intensity]: PO 1.1-1.5 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	Innovation/Mixed Use Subzone: [Land Use and Intensity]: All [Built Form and Character]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Local Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<u>Public transport terminal</u>	[Land use and intensity]: PO 1.1-1.5 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All PO Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	Innovation/Mixed Use Subzone: [Land Use and Intensity]: All [Built Form and Character]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Local Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Urban Transport Routes Overlay: All Water Resources Overlay: All
<u>Recreation area</u>	[Land use and intensity]: PO	Open Space and Recreation: All	Innovation/Mixed Use Subzone:	Future Road Widening Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>1.1-1.5 (inclusive) [Built form and character]: All [Movement and access]: All [Concept Plans]: All</p>	<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>	<p>[Land Use and Intensity]: All</p>	<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	(applies only in the area affected by the Subzone)	<p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
Restaurant	[Land use and intensity]: PO 1.1-1.5 (inclusive)	Clearance from Overhead Powerlines: PO 1.1	Innovation/Mixed Use Subzone: [Land Use and Intensity]: All	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Built form and character]: All [Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All</p>	<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>	<p>[Built Form and Character]: All</p>	<p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p>		<p>Non-stop Corridor Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Retaining wall	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: All	Innovation/Mixed Use Subzone: [Built Form and Character]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Defence Aviation Area Overlay: All Future Road Widening Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All
Shop (not being a restaurant)	[Land use and intensity]: PO 1.1-1.5 (inclusive)	Clearance from Overhead Powerlines: PO 1.1	Innovation/Mixed Use Subzone: [Land Use and Intensity]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Built form and character]: All [Building height and setbacks]: All [Movement and access]: All [Concept Plans]: All</p>	<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>	<p>[Built Form and Character]: All</p>	<p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		<p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
<u>Telecommunications facility</u>	[Built form and character]: All	Infrastructure and Renewable Energy Facilities [General]: All Infrastructure and Renewable Energy Facilities [Visual Amenity]: All	Innovation/Mixed Use Subzone: [Built Form and Character]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: All		Future Road Widening Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All State Heritage Place Overlay: All
Tree-damaging activity	None	None	None	Regulated Tree Overlay: All
Verandah Shade sail	[Built form and character]: All	None	Innovation/Mixed Use Subzone: [Built Form and Character]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All
All other Code Assessed Development	All	All	Innovation/Mixed Use Subzone: [Land Use and Intensity]: All [Built Form and Character]: All	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
<u>Industry</u>	<u>Light Industry</u>
<u>Shop</u>	Restaurant Any other shop with a gross leasable floor area less than 500m ²

Assessment Provisions

Desired Outcome (DO)

DO 1

Innovation precincts accommodating a range of health, education, and research activities supported by a mix of compatible supporting housing, tourism, hospitality, cultural, entertainment, recreation and retail land uses.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Development is associated with or ancillary to the provision of health and education services and the conduct of research.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

Consulting room

Community facility

Dwelling

Residential flat building

Educational establishment

Hospital

Hotel

Library

Light industry (including high technology and research based activity)

Office

Place of worship

Pre-school

Public transport terminal

PO 1.2

Development within walking distance of public transport stops should comprise land uses that directly promote public transport use and provide opportunities for multi-purpose trips.

DTS 1.2

None are applicable.

PO 1.3

Light industrial and commercial development (including high technology and research-based activity) designed and sited to be compatible with adjoining uses.

DTS 1.3

None are applicable.

PO 1.4

Commercial activity is of a small-to-medium scale to meet the day-to-day needs of the local community.

DTS / DPF 1.4

Shops, offices or consulting room gross leasable floor area does not exceed 250m².

PO 1.5

Ground floor level uses promote high levels of pedestrian activity and contribute to an active and vibrant public realm.

DTS / DPF 1.5

Shop, restaurant or consulting room land uses located on the ground floor level of buildings.

PO 1.6

Residential development, where appropriate, established at medium-to-high densities.

DTS / DPF 1.6

Residential development achieves a minimum net residential density of:

- a) 50 dwellings per hectare where located adjacent the zone boundary; or
- b) 80 dwellings per hectare in all other cases.

Built Form and Character

PO 2.1

Development achieves a high standard of contemporary architectural design, using a mixture of solid and glass finishes to produce visual interest on all sides.

DTS/DPF 2.1

None are applicable.

PO 2.2

Buildings are orientated towards public open space and defined pedestrian and cycle routes, where possible.

DTS/DPF 2.2

None are applicable.

PO 2.3

Buildings create visual interest and an active interface along streetscapes, pedestrian and cycle routes and building surrounds to enhance casual surveillance and provide appropriate lighting and clear lines of sight.

DTS/DPF 2.3

Not less than 50% of the ground floor primary frontage of buildings are:

- l) are visually permeable, transparent or clear glazed; and
- m) have a ground floor level at grade / level with the adjoining public realm footpath.

PO 2.4

Buildings are adaptable and flexible to accommodate a range of land uses, including retail, office and residential.

DTS/DPF 2.4

Buildings containing ground and first building levels built to dimensions including a minimum ceiling height of 3.5m.

PO 2.5

Buildings provide a high amenity pedestrian environment by providing shelter and shade over footpaths.

DTS/DPF 2.5

Buildings provide verandas, balconies, canopies, awnings or other pedestrian shelters over adjacent footpaths.

PO 2.6

Development including advertisements, buildings, site landscaping, street planting and paving achieves a cohesive and coordinated appearance.

DTS/DPF 2.6

None are applicable.

PO 2.7

Permanent fencing is visually permeable to support visibility and custom designed to high architectural standard.

DTS 2.7

None are applicable.

Building height and setbacks

PO 3.1

Building heights within the zone provide an orderly transition in scale, increasing from low scale at the zone interface to medium-to-high rise in the centre of the zone.

DTS/DPF 3.1

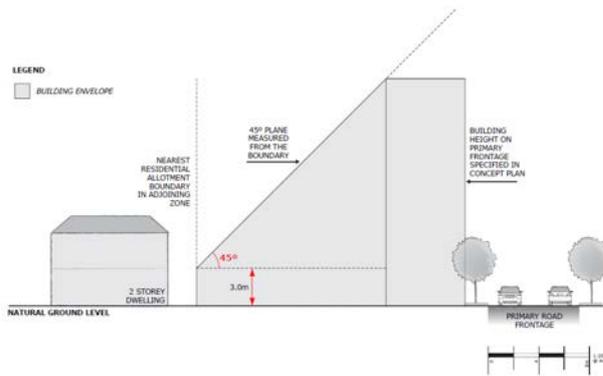
Building height is not greater than any maximum, or less than any minimum, specified in the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*, or the *Minimum Building Height Levels Technical and Numeric Variation Overlay*.

PO 3.2

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood zone.

DTS/DPF 3.2

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 allotment boundary of a [residential allotment within a neighbourhood](#) zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 4.3 will apply, or where this boundary is the primary street boundary):

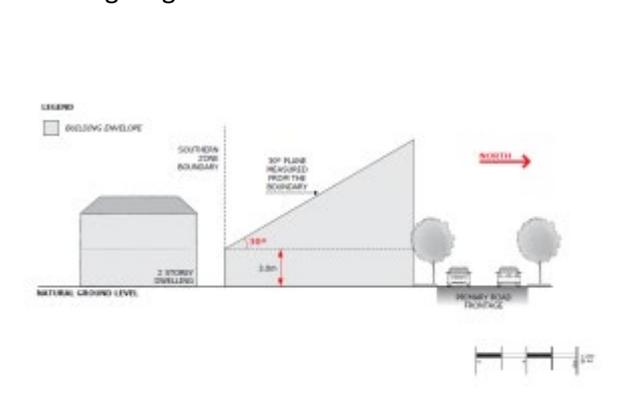


PO 3.3

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

DTS 3.3

Buildings on sites with a southern boundary adjoining a residential allotment within a **neighbourhood zone** are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:



PO 3.4

Buildings are set back from site boundaries to create a continuous built form to public roads, but to create separation between lower scale and adjoining sensitive receivers.

DTS 3.4

None are applicable.

Land Division

PO 4.1

Land division and site amalgamation facilitates integration of buildings, vehicle parking areas, access points and landscaping.

DTS 4.1

None are applicable.

Advertisements

PO 5.1

Advertisements:

- (a) use simple graphics and are restrained in their size, design and colour; and
- (b) provide an overall consistency along individual street frontages.

DTS 5.1

None are applicable.

PO 5.2

Advertisements along minor streets and laneways include a greater diversity of type, shape, numbers and design provided that they are small in scale and located to present a consistent message band to pedestrians.

DTS 5.2

None are applicable.

Movement and Access

PO 6.1

Vehicle parking areas do not interfere with existing or proposed provision of a comprehensive bicycle and pedestrian path network integrated with networks in adjacent zones.

DTS 6.1

None are applicable.

PO 6.2

Development preserves and enhances open space linkages between public reserves, sport/recreation facilities, walking/cycling paths and community areas.

DTS 6.2

None are applicable.

PO 6.3

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the *Concept Plans Technical and Numeric Variation Overlay*.

DTS 6.3

None are applicable.

Procedural Matters (PM)

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) construction of a building which does not satisfy DTS.DPF 4.1 or 4.2
- (b) construction of or change of use to a retail fuel outlet, hotel, industry or any development defined as 'all other code assessed development' in Education and Innovation Zone Table 3 that is located adjacent to a sensitive receiver.
- (c) shop, office or consulting room in excess of 500m² in gross leasable floor area.

Rehabilitation Sub-Zone

Desired Outcome (DO)

DO 1

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria Land Use and Intensity

PO 1.1

Higher intensity activities located towards the centre or the primary focus of the Subzone, such as education, industry, health, commerce and retail, with lower scale development such as residential located at the periphery of the Sub-Zone.

None are applicable.

PO 1.2

Land uses promote movement and activity during daylight and evening hours, including restaurants, educational, community and cultural facilities, and visitor and residential accommodation.

None are applicable.

PO 1.3

Small to medium scale shops, offices and consulting rooms :

- (a) meet the day to day needs for the local community, such as shops, offices, consulting rooms and the like;
- (b) serve the local community, such as educational facilities, child care facility, health and welfare services and the like;
- (c) are part of mixed use or wholly non-residential buildings; and
- (d) contribute to a vibrant mixed use environment. DTS / DPF 1.3

Shops, offices or consulting rooms not exceeding a maximum total gross leasable floor area of 2000m².

PO 1.4

A range of small to medium scale non-residential uses, services and facilities compatible with residential uses that serve the local community, such as educational facilities, child care facility, health and welfare services, community facilities and the like.

None are applicable

PO 1.5

Development of well-designed and diverse medium density accommodation options, including dwellings and supported accommodation.

DTS / DPF 1.5

Residential development (other than residential development in a mixed use building) achieves a net residential density of not less than 40 dwellings per hectare, except where varied by a Concept Plan Technical and Numeric Variation Data Overlay.

PO 1.6

Development in the Subzone applying to the Repatriation Hospital site on the corner of Goodwood and Daws Road primarily incorporates a district hospital along with associated activities comprising:

- (a) An accommodation area in the western part of the site;
- (b) Small scale residential uses on the existing allotments in the northeast and south east corners of the subzone area;
- (c) A health and rehabilitation area in the northern and central parts of the site;
- (d) Commercial, education and innovation area in the southern part of the site adjacent to Daws Road; and
- (e) Mixed use and community area in centre of the site and adjacent to the Goodwood Road primary frontage.

DTS / DPF 1.6

None are applicable

Built Form and Character

PO 2.1

Pedestrian and cycling connections provided to link key land uses within the sub-zone and adjacent zones, including neighbouring residential areas.

None are applicable.

PO 2.2

Buildings setback from the primary street boundaries to contribute to the consistent established streetscape.

DTS / DPF 2.2

Buildings setback from the primary street frontage in accordance with either of the following:

- (a) 6 metres from Flemington Street, Glenside; or
- (b) no minimum; or
- (c) the average of the setback of the existing building on each adjoining site fronting the same street.

Master-planned Suburban Neighbourhood Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Carport Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created <p>Water Resources Overlay</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

	<p>(b) it 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 abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The carport:</p> <p>(a) is located so that vehicle access:</p> <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ol style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Demolition Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>None.</p>
<p>Internal building work</p>	<p>3 There will be no increase in the total floor area of the building</p>

<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay <p>A State Heritage Place identified in the State Heritage Place Overlay</p>	<p>4 There will be no alteration to the external appearance of the building.</p>
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created <p>Water Resources OverlayTBC</p>	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is detached from and ancillary to a dwelling erected on the site.</p> <p>3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>5 Total floor area - does not exceed 40m²</p> <p>6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>7 Building height - does not exceed 5m</p> <p>8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it 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 abut the proposed wall or structure</p> <p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p>

	<p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The garage:</p> <p>(a) is located so that vehicle access:</p> <ol style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ol style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>3 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>96 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>97 It is detached from and ancillary to a dwelling erected on the site</p> <p>98 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>99 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>100 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>101 Total floor area does not exceed 40m²</p>

	<p>102 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>103 Building height - does not exceed 5m</p> <p>104 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>105 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) 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 abut the proposed wall or structure</p> <p>106 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>71 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>72 Shade sail consists of permeable material</p> <p>73 The total area of the sail - does not exceed 40m²</p> <p>74 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>75 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>76 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p>

	<p>77 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>39 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>40 Panels and associated components do not overhang any part of the roof</p> <p>Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay <p>Water Resources Overlay</p>	<p>51 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>52 It is ancillary to a dwelling erected on the site</p> <p>53 Allotment boundary setback – not less than 1m</p> <p>54 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>55 Location of filtration system from a dwelling on an adjoining allotment:</p> <p style="padding-left: 40px;">(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p>not less than 12m in any other case.</p>
<p>Verandah Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay <p>Water Resources Overlay</p>	<p>57 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>58 It is ancillary to a dwelling erected on the site</p> <p>59 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>60 Total floor area - does not exceed 40m²</p> <p>61 Post height - does not exceed 3m measured from natural ground level</p> <p>62 Building height - does not exceed 5m</p> <p>63 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p>

	64 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay <p>Water Resources Overlay</p>	<p>50 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>51 The tank is part of a roof drainage system</p> <p>52 Total floor area - not exceeding 15m²</p> <p>53 The tank is located wholly above ground</p> <p>54 Tank height – does not exceed 4m above natural ground level</p> <p>55 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>56 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay <p>Water Resources Overlay</p>	<p>20 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary accommodation Except where Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2		Airport Building Heights (Regulated) Overlay: All Defence Aviation Area Overlay: DTS 1.1, 1.3 Major Urban Transport Routes Overlay [Corner Cut-Offs]: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Urban Transport Routes Overlay [Corner Cut-Offs]: All

<p>Hazards (Urban Interface) Overlay</p> <p>Hazards (Flooding) Overlay</p> <p>Historic Areas Overlay</p> <p>Local Heritage Place Overlay</p> <p>Marine Parks (Managed Use) Overlay</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay</p> <p>Noise and Air Emission Overlay</p> <p>Ramsar Wetlands Overlay</p> <p>River Murray Tributaries Overlay</p> <p>River Murray Flood Plain Overlay</p> <p>Significant Industry Interface Overlay</p> <p>State Heritage Area Overlay</p> <p>State Heritage Place Overlay</p> <p>Sloping Land Overlay</p> <p>Water Resources Overlay</p>				
<p>Outbuilding (not being a garage)</p> <p>Verandah</p> <p>Except where</p>		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs]: All</p>

<p>Building Near Airfields Overlay Character Area Overlay</p> <p>Character Preservation District Overlay</p> <p>Coastal Areas Overlay</p> <p>Hazards (Bushfire-High Risk) Overlay</p> <p>Hazards (Medium-Risk) Overlay</p> <p>Hazards (General-Risk) Overlay</p> <p>Hazards (Urban Interface) Overlay</p> <p>Hazards (Flooding) Overlay</p> <p>Historic Areas Overlay</p> <p>Local Heritage Place Overlay</p> <p>Marine Parks (Managed Use) Overlay</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay</p> <p>Noise and Air Emission Overlay</p> <p>Ramsar Wetlands Overlay</p> <p>River Murray Tributaries Overlay</p> <p>River Murray Flood Plain Overlay</p>			<p>Native Vegetation Overlay [Environmental Protection]: DTS 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs]: All</p>
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<p>Significant Industry Interface Overlay</p> <p>State Heritage Area Overlay</p> <p>State Heritage Place Overlay</p> <p>Sloping Land Overlay</p> <p>Water Resources Overlay</p>				
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p> <p>Except where the following apply:</p> <p>Character Area Overlay</p> <p>Character Preservation District Overlay</p> <p>Coastal Areas Overlay</p> <p>Historic Areas Overlay</p> <p>Hazards (Bushfire-High Risk) Overlay</p> <p>Hazards (Medium-Risk) Overlay</p> <p>Hazards (General-Risk) Overlay</p> <p>Hazards (Urban Interface) Overlay</p> <p>Hazards (Flooding) Overlay</p> <p>Local Heritage Place Overlay</p>		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.4, 24.5</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay [Environmental Protection]: DTS 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>

<p>Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Non-Stop Corridors Overlay</p> <p>River Murray Tributaries Overlay</p> <p>River Murray Flood Plain Overlay</p> <p>State Heritage Area Overlay</p> <p>State Heritage Place Overlay</p> <p>Sloping Land Overlay</p> <p>Water Resources Overlay</p>				
<p>Dwelling addition</p> <p>Except where</p> <p>Building Near Airfields Overlay</p> <p>Character Area Overlay</p> <p>Character Preservation District Overlay</p> <p>Coastal Areas Overlay</p> <p>Hazards (Bushfire-High Risk) Overlay</p> <p>Hazards (Medium-Risk) Overlay</p> <p>Hazards (General-Risk) Overlay</p>	<p>[Building Height]: DTS 5.1</p> <p>[Primary Street Setback]: DTS 6.1</p> <p>[Secondary Street Setback]: DTS 7.1</p> <p>[Boundary Walls]: DTS 8.1, 8.1</p> <p>[Side Boundary Setback] DTS 9.1</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Key Railway Crossings Overlay: All</p> <p>Major Urban Transport Routes: All</p> <p>Native Vegetation Overlay [Environmental Protection]: DTS 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p>

<p>Hazards (Urban Interface) Overlay</p> <p>Hazards (Flooding) Overlay</p> <p>Historic Areas Overlay</p> <p>Local Heritage Place Overlay</p> <p>Non-Stop Corridors Overlay</p> <p>Noise and Air Emission Overlay</p> <p>Ramsar Wetlands Overlay</p> <p>River Murray Tributaries Overlay</p> <p>River Murray Flood Plain Overlay</p> <p>Significant Industry Interface Overlay</p> <p>State Heritage Area Overlay</p> <p>State Heritage Place Overlay</p> <p>Sloping Land Overlay</p> <p>Water Resources Overlay</p>	<p>[Rear Boundary Setback] DTS 10.1</p>	<p>Less – External Appearance]: DTS 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4</p> <p>Site Contamination: DTS 1.1</p>		<p>Urban Transport Routes: All</p>
<p>Detached Dwelling</p> <p>Semi-detached Dwelling</p> <p>Row Dwelling</p> <p>Except where:</p> <p>Building Near Airfields Overlay</p>	<p>[Building Height]: DTS 5.1</p> <p>[Primary Street Setback]: DTS 6.1</p> <p>[Secondary Street</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p>		<p>Affordable Housing Overlay [Land Division]: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Key Railway Crossings Overlay: All</p>

Character Area Overlay	Setback]: DTS 7.1	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		Major Urban Transport Routes: All
Character Preservation District Overlay	[Boundary Walls]: DTS 8.1, 8.1	Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2		Native Vegetation Overlay [Environmental Protection]: DTS 1.1
Coastal Areas Overlay	[Side Boundary Setback] DTS 9.1	Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1		State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1
Hazards (Bushfire-High Risk) Overlay	[Rear Boundary Setback] DTS 10.1	Design in Urban Areas [All Residential Development – Access and Servicing]: 16.1		Future Road Widening Overlay: All
Hazards (Medium-Risk) Overlay		Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1		Hazards (Acid Sulfate Soils) Overlay: All
Hazards (General-Risk) Overlay		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1		Urban Transport Routes: All
Hazards (Urban Interface) Overlay		Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1		
Hazards (Flooding) Overlay		Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3		
Historic Areas Overlay		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.4, 24.5		
Local Heritage Place Overlay		Site Contamination: DTS 1.1		
Non-Stop Corridors Overlay				
Noise and Air Emission Overlay				
Ramsar Wetlands Overlay				
River Murray Tributaries Overlay				
River Murray Flood Plain Overlay				
Significant Industry Interface Overlay				
State Heritage Area Overlay				

State Heritage Place Overlay				
Sloping Land Overlay				
Water Resources Overlay				
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</p> <p>b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p> <p>Aircraft Noise Exposure Overlay</p> <p>Building Near Airfields Overlay</p> <p>Character Area Overlay</p> <p>Character Preservation District Overlay</p> <p>Coastal Areas Overlay</p> <p>Hazards (Bushfire-High Risk) Overlay</p>		Housing Renewal: All		<p>Affordable Housing Overlay [Land Division]: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Key Railway Crossings Overlay: All</p> <p>Major Urban Transport Routes: All</p> <p>Native Vegetation Overlay [Environmental Protection]: DTS 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Urban Transport Routes: All</p>

Hazards (Medium-Risk) Overlay			
Hazards (General-Risk) Overlay			
Hazards (Urban Interface) Overlay			
Hazards (Flooding) Overlay			
Historic Areas Overlay			
Local Heritage Place Overlay			
Non-Stop Corridors Overlay			
Noise and Air Emission Overlay			
Ramsar Wetlands Overlay			
River Murray Tributaries Overlay			
River Murray Flood Plain Overlay			
Significant Industry Interface Overlay			
State Heritage Area Overlay			
State Heritage Place Overlay			
Sloping Land Overlay			
Water Resources Overlay			
Excavation and filling Except where		Design in Urban Areas [Earthworks] DTS 7.1	Native Vegetation Overlay [Environmental Protection]: DTS 1.1

<p>Character Area Overlay</p> <p>Character Preservation District Overlay</p> <p>Coastal Areas Overlay</p> <p>Hazards (Flooding) Overlay</p> <p>Historic Areas Overlay</p> <p>Local Heritage Place Overlay</p> <p>Ramsar Wetlands Overlay</p> <p>River Murray Tributaries Overlay</p> <p>River Murray Flood Plain Overlay</p> <p>State Heritage Area Overlay</p> <p>State Heritage Place Overlay</p> <p>Sloping Land Overlay</p> <p>Water Resources Overlay</p>				<p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1</p>
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Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary Accommodation	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2		Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Outbuilding (not being a garage) Verandah				Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p>		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.4, 24.5</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources Overlay: All
Consulting room Office Preschool	[Land Use and Intensity] PO 1.1 [Land Use and Intensity] PO 1.5, 1.6, 1.7 [Building Height]: PO 5.1 [Primary Street Setback]: PO 6.1 [Secondary Street Setback]: PO 7.1 [Boundary Walls]: PO 8.1, 8.1 [Side Boundary Setback] PO 9.1 [Rear Boundary Setback] PO 10.1 [Activity Centres and Community Facilities]: All [Concept Plans]: 14.1	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All		Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Demolition				
Dwelling addition	<p>[Building Height]: PO 5.1</p> <p>[Primary Street Setback]: PO 6.1</p> <p>[Secondary Street Setback]: PO 7.1</p> <p>[Boundary Walls]: PO 8.1, 8.1</p> <p>[Side Boundary Setback] PO 9.1</p> <p>[Rear Boundary Setback] PO 10.1</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1</p> <p>Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1		
Detached Dwelling Semi-Detached Dwelling Row Dwelling	[Building Height]: PO 5.1 [Primary Street Setback]: PO 6.1 [Secondary Street Setback]: PO 7.1 [Boundary Walls]: PO 8.1, 8.1 [Side Boundary Setback] PO 9.1 [Rear Boundary Setback] PO 10.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1 Design in Urban Areas [All Residential Development – Access and Servicing]: 16.1 Design in Urban Areas [All Residential Development – Flooding]: PO 18.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.4, 24.5		Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Site Contamination: PO 1.1		
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority		Housing Renewal: All		Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	Historic Areas: All State Heritage Area: All
Excavation and filling		Design in Urban Areas [Earthworks] PO 7.1		Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Fence		Design in Urban Areas [All Development – Fences and Walls]: PO 8.1		Coastal Areas: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Regulated Trees: All Sloping Land: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Area: All State Heritage Place: All Local Heritage Place Overlay: All Character Area Overlay: All Historic Areas Overlay: All Urban Transport Routes: All Key Railway Crossings Overlay: All Major Urban Transport Routes: All Native Vegetation Overlay [Environmental Protection]: All State Significant Native Vegetation Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Non-Stop Corridors Overlay: All Character Preservation District Overlay: All Hazards (Flooding) Overlay: All Coastal Areas Overlay : All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All
Residential Flat Building	[Land Use and Intensity]: PO 1.2, 1.3, 1.4 [Activity Centres and Community]	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2		Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>Facilities]: PO 3.6, 3.7, 3.8, 5.1</p> <p>[Primary Street Setback]: PO 6.1</p> <p>[Secondary Street Setback]: PO 7.1</p> <p>[Boundary Walls]: PO 8.1, 8.1</p> <p>[Side Boundary Setback] PO 9.1</p> <p>[Rear Boundary Setback] PO 10.1</p>	<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Land division	All	Land Division in Urban Areas: All		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Key Railway Crossings Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Retirement facility Supported accommodation	[Land Use and Intensity]: PO 1.2, 1.3, 1.4 [Activity Centres and Community Facilities]: PO 3.6, 3.7, 3.8, 5.1 [Primary Street Setback]: PO 6.1 [Secondary Street Setback]: PO 7.1 [Boundary Walls]: PO 8.1, 8.1 [Side Boundary Setback] PO 9.1 [Rear Boundary Setback] PO 10.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9 Transport, Access and Parking [Access for People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Design in Urban Areas [All Development]: All		Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Supported Accommodation, Housing for Aged Persons, and People with Disabilities]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		<p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Shop	<p>[Land Use and Intensity] PO 1.1</p> <p>[Land Use and Intensity] PO 1.5, 1.6, 1.7</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Building Height]: PO 5.1</p> <p>[Primary Street Setback]: PO 6.1</p> <p>[Secondary Street Setback]: PO 7.1</p> <p>[Boundary Walls]: PO 8.1, 8.1</p> <p>[Side Boundary Setback] PO 9.1</p> <p>[Rear Boundary Setback] PO 10.1</p> <p>[Activity Centres and Community Facilities]: All</p> <p>[Concept Plans]: 14.1</p>	<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p>		<p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Tree damaging activity				Regulated Trees Overlay: All
All other Code Assessed Development		All		All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Nil	

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

A new or expanding community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space.

DO 2

Activity centres, employment, and community services are established to make the neighbourhood a healthy and convenient place to live.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

A range of residential, recreational, community services and other land uses that support a master planned community.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

Ancillary accommodation

Cinema

Community facility

Consulting room

Dwelling

Educational establishment

Emergency services establishment

Health facility

Hotel

Indoor recreation facility

Library

Office

Outbuilding

Place of worship

Pre-school

Public transport terminal

Recreation area

Residential flat building

Restaurant

Retail fuel outlet

Retirement facility

Service trade premises

Shop

Supported accommodation

Tourist accommodation.

PO 1.2

Residential development accommodates a diverse range of housing choices.

DTS/DPF 1.2

None are applicable.

PO 1.3

Land division results in a low-medium density neighbourhood that contains a diverse range of housing types and allotment sizes.

DTS / DPF 1.3

Land division with a gross residential density of up to 45 dwellings per hectare.

PO 1.4

The density of residential development increases closer to open space, public transport, centres and community facilities.

DTS / DPF 1.4

Land division with net residential density above 40 dwellings per hectare located:

- (a) within 200m of an activity centre; or
- (b) abutting or adjacent to public open space greater than 2000m².

PO 1.5

Non-residential uses such as activity centres and community facilities are of a scale to support the anticipated future growth of the surrounding neighbourhood.

DTS / DPF 1.5

None are applicable.

PO 1.6

Suburban Activity Centres are established to provide a range of goods and services to the surrounding neighbourhood.

DTS / DPF 1.6

Development resulting in more than 2000 dwellings includes Suburban Activity Centres with primary retail catchments of 2000 – 3999 dwellings.

PO 1.7

Urban Activity Centres are established to provide a range of goods and services to the surrounding district.

DTS / DPF 1.7

Development resulting in more than 4000 dwellings includes Urban Activity Centres with primary retail catchments of 4000 – 25,000 dwellings.

Coordinated and Orderly Development

PO 2.1

Where land ownership is fragmented, land division and infrastructure occur in a coordinated manner and orderly sequence.

DTS 2.1

None are applicable

PO 2.2

Development and infrastructure are staged and provided in a manner that supports an orderly expansion of urban areas and the economic provision of infrastructure and services.

DTS/DPF 2.2

None are applicable.

Activity Centres and Community Facilities

PO 3.1

Community facilities such as schools, community centres, recreation centres and public open space are located within activity centres or co-located with complimentary uses to reinforce their role as a focal point for community.

DTS/DPF 3.1

None are applicable.

PO 3.2

Activity centres and community facilities are located and distributed to maximise convenient access to shopping and services.

DTS/DPF 3.2

None are applicable.

PO 3.3

Activity centres and community facilities are located and designed to maximise accessibility by public transport, walking and cycling.

DTS/DPF 3.3

None are applicable.

PO 3.4

Activity centres are established in locations that improve accessibility and exposure such as:

- (a) at an intersection of higher order roads and main movement routes;
- (b) locations that have the highest residential density and pedestrian catchment; or
- (c) adjacent high frequency public transport.

DTS/DPF 3.4

None are applicable

PO 3.5

Non-residential development grouped together to create activity centres.

DTS/DPF 3.5

Non-residential development:

- (a) does not exceed 250m² in gross leasable floor area; or
- (b) is established in activity centres with a gross leasable floor area of at least 1500m².

PO 3.6

A range of low-to-medium rise buildings within Activity Centres, with the highest intensity of built form sited away from residential development, and lower scale development at the interface with residential development.

DTS/DPF 3.6

Buildings within Activity Centres not exceeding the following maximum building heights:

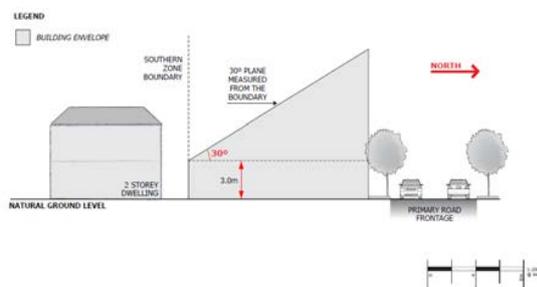
- (a) where the development is located on land adjacent to a residential allotment, 3 storeys or 12 metres; and
- (b) in all other cases 6 storeys or 22 metres.

PO 3.7

Buildings adjacent to allotments intended to accommodate sensitive receivers are sited and designed to minimise visual impacts from building bulk.

DTS/DPF 3.7

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 allotment boundary of an allotment primarily intended to accommodate sensitive receivers (except where this boundary is a southern boundary), as shown in the following diagram:



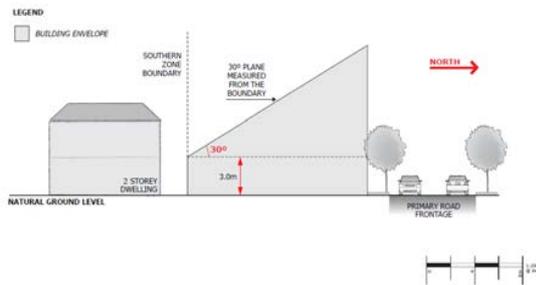
PO 3.8

Buildings that are constructed within a defined building envelope and constructed to minimise overshadowing of sensitive receivers outside the zone.

DTS / DPF 3.8

Buildings that are constructed within a building envelope provided by a 30 degree plane grading north, measured from a height of 3m above natural ground level at the southern zone boundary adjoining a

residential allotment within a different zone, as shown on the following diagram:



Open Space

PO 4.1

The size and distribution of open space encourages recreation and healthy lifestyles.

DTS/DPF 4.1

80% of allotments created for residential purposes are located within a 400m walk of open space that has a minimum area of 1.5 hectares.

PO 4.2

The quality of open space encourages recreation and healthy lifestyles by including a variety of attractive features such as walking and cycling trails, play spaces, water features (including watercourses and constructed wetlands), irrigated recreation spaces, sporting infrastructure or public art.

DTS 4.2

None are applicable.

Building Height

PO 5.1

Residential buildings contribute to a low-medium rise residential character and complement the height of nearby buildings.

DTS/DPF 5.1

Dwellings outside of Activity Centres do not:

- exceed a maximum building height of 3 levels and 12m; and
- have a wall height exceeding 12 metres for a gable ended wall; or
- have a wall height exceeding 10 metres for any other wall.

Primary Street Setback

PO 6.1

Buildings are setback from primary street boundaries to complement the existing streetscape character.

DTS/DPF 6.1

Except where a building faces an allotment created for a non-residential purpose and where vehicle access is provided to the rear of the allotment (in which case no setback is acceptable), buildings are setback from the primary street:

- 8m or more along the frontage of an arterial road (except where a landscaped road reserve buffer exists);

- (b) 3m or more along all other road frontages; and
- (c) 1.5m or more adjacent a public reserve that has an area greater than 2000m².

Secondary Street Setback

PO 7.1

Buildings are setback from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.

DTS/DPF 7.1

Dwellings are setback at least 900mm from the boundary of the allotment with the secondary street frontage.

Boundary Walls

PO 8.1

Boundary walls are limited in height and length to manage impacts on adjoining properties.

DTS/DPF 8.1

Dwelling walls on side boundaries either:

- (a) adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height; or
- (b) do not exceed:
 - i. 3 metres in height;
 - ii. 10 metres in length; and

will not result in boundary walls on more than 45% of the total length of the side boundary.

PO 8.2

Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.

DTS/DPF 8.2

Dwellings in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site.

Side Boundary Setback

PO 9.1

Buildings are setback from side boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality; and
- (b) access to natural light and ventilation for neighbours.

DTS/DPF 9.1

Buildings not sited on side boundaries setback from the side boundary:

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

Rear Boundary Setback

PO 10.1

Buildings are setback from rear boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality;
- (b) access to natural light and ventilation for neighbours;
- (c) open space recreational opportunities; and
- (d) space for landscaping and vegetation.

DTS/DPF 10.1

Buildings are setback from the rear boundary at least:

- (a) 3m for the first building level;
- (b) 5m for any second building level; and
- (c) 5m plus any increase in wall height over 7m.

Site Dimensions and Land Division

PO 11.1

Allotments created for residential purposes that are of a suitable size and dimension and accommodate a diverse range of housing choices.

DTS 11.1

None are applicable.

PO 11.2

Allotments created for residential purposes are a suitable size and dimension to accommodate dwellings that are functional and provide a high standard of residential amenity for occupants.

DTS 11.2

None are applicable

Land Division Layout

PO 12.1

Street patterns and pedestrian and cycle connections designed to reduce travel distances to open space, public transport, activity centres and community facilities and assist to create low speed environments in local streets.

DTS 12.1

None are applicable.

Tree Canopy

PO 13.1

Tree planting provided on public streets and public open space to create a comfortable micro-climate and improve the amenity of the neighbourhood.

DTS 13.1

None are applicable.

Concept Plans

PO 14.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the Concept Plans Technical and Numeric Variation Overlay.

DTS/DPF 14.1

None are applicable.

Notification of Performance assessed development

All classes of performance assessed development are excluded from notification except where it involves any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Master Planned Neighbourhood Zone Table 3
- (c) non residential development that do not satisfy DTS/DPF 3.6, 3.5, 3.7 or 3.8
- (d) dwellings that do not satisfy DTS/DPF 5.1, 6.1, 7.1, 8.1, 9.1 or 10.1

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Motorsport Park Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Advertisements	1 The development does not exceed 10m in height 2 The development is setback at least 10m from an arterial road 3 The development is associated with a business or activity within the Zone 4 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 5 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
Carport Except where any of the following apply: <ul style="list-style-type: none"> Urban Transport Routes Overlay where an existing access is altered or a new access is created 	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
Demolition	None.
Dwelling addition	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>
Internal building work	5 There will be no increase in the total floor area of the building 6 There will be no alteration to the external appearance of the building.
Museum Except where any of the following apply: <ul style="list-style-type: none"> Urban Transport Routes Overlay where an 	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

existing access is altered or a new access is created	2	The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Urban Transport Routes Overlay where an existing access is altered or a new access is created 	1 2 3	<p>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>The development would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></p> <p>The garage is located so that vehicle access is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land;</p>
Outbuilding (not being a garage)	1 2	<p>The development is sited within a recreation area will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996</p>
Shade sail	1 2	<p>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996</p>
Solar photovoltaic panels (roof mounted)	1 2	<p>The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996</p> <p>Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
Spa pool Swimming pool	1 2	<p>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996</p>
Verandah	1 2	<p>The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996</p>

Water tank (above ground)	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996
Water tank (underground)	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The development would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Amenities Block	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2	None	None
Alterations or extensions to a motorsport circuit or strip	[Land Use and Intensity]: DTS 1.4	Clearance from Overhead Powerlines: DTS 1.1	None	None
Automotive collision repair	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Caravan and tourist park	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Carport Outbuilding (in the form of a garage)	None	Clearance from Overhead Powerlines: DTS 1.1 Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Driver Training Facility	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Dwelling	[Land Use and Intensity]: DTS 1.5, 1.6	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Dwelling addition	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Site Contamination: DTS 1.1	None	TBD
Excavation and filling	None	None	None	TBD
Fence	None	TBD	None	TBD
Function Centre	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Hotel	None	Clearance from Overhead Powerlines: DTS 1.1	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p>		
Indoor recreation facility	None	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p>	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Light industry	None	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p>	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Motor repair station	None	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p>	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Motorsport circuit or strip	[Land Use and Intensity]: DTS 1.4	<p>Clearance from Overhead Powerlines: DTS 1.1</p>	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Office	None	<p>Clearance from Overhead Powerlines: DTS 1.1</p>	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p>		
Outbuilding (not being a garage) Verandah	None	Clearance from Overhead Powerlines: DTS 1.1	None	TBD
Retail Fuel Outlet	[Land Use and Intensity]: DTS 1.8	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p>	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Service Trade Premises	None	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p>	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Shop	[Land Use and Intensity]: DTS 1.2	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p>	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Spectator viewing structures	[Built Form and Character]: DTS 2.2	Clearance from Overhead Powerlines: DTS 1.1	None	TBD
Store	None	Clearance from Overhead Powerlines: DTS 1.1	None	Urban Transport Routes Overlay where an existing access is

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				altered or a new access is created: All
Tourist facilities or accommodation	[Land Use and Intensity]: DTS 1.6	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1</p>	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Warehouse	None	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p>	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Workers accommodation	[Land Use and Intensity]: DTS 1.6	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1</p>	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1		

Table 3 - Performance Assessed Development Assessment Table

Class of Development	Applicable Policies The following provisions are applicable to the assessment of the identified Class of Development. Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Built Form and Character]: PO 2.1 [Advertisements]: PO 4.1	Clearance from Overhead Powerlines: PO 1.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	None	
Automotive collision repair	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Carport	[Built Form and Character]: PO 2.1	Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Dwelling	[Built Form and Character]: PO 2.1 [Land Use and Intensity]: PO 1.5, 1.6, 1.7	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p>		
Dwelling addition	[Built Form and Character]: PO 2.1	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p>	None	None
Excavation and filling	None	None	None	None
Fence	None	Clearance from Overhead Powerlines: PO 1.1	None	None
Hotel	[Built Form and Character]: PO 2.1	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p>	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6		
Industry	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Land division	[Land Division]: PO 3.1 [Road and Vehicle Parking Areas]: PO 5.1		None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Motor repair station	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Office	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Outbuilding (in the form of a garage)	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Outbuilding (not being a garage)	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1	None	None
Restaurant	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Retail fuel outlet	[Built Form and Character]: PO 2.1 [Land Use and Intensity]: PO 1.8	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Shop	[Built Form and Character]: PO 2.1 [Land Use and Intensity]: PO 1.2, 1.3	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Store	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Tourist accommodation	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Land Use and Intensity]: PO 1.6	<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p>		
Workers Accommodation	<p>[Built Form and Character]: PO 2.1</p> <p>[Land Use and Intensity]: PO 1.6</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p>	None	Urban Transport Routes Overlay where an existing access is altered or a new access is created: All
Verandah	[Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1	None	None
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
None	

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Development primarily for and associated with state-of-the-art motorsport facilities including sealed and non-sealed racing circuits and strips, spectator facilities and services and accommodation for visitors, event participants, motoring enthusiasts and workers.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Multi-discipline motorsport facilities and a complementary range of logistical, industry, motor vehicle service, tourist and spectator facilities, and associated administrative functions contributing to the zone as a destination for motorsport events, racing enthusiasts, event spectators and innovation in motorsports.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

Development comprises one or more of the following land uses:

Advertisement

Driver Training facility

Function centre

Indoor recreation facility

Industry and commercial activities in an industry precinct including motorsport industry and support (i.e. repairs, tyres, fuelling, car and truck parking and storage, electronics, mechanical, design and manufacture)

Motorsport tracks, racing circuits, drag strips, test tracks, pits, workshops, control tower and ancillary facilities)

Office in association with another non-residential use

Parking areas ancillary to and in association with circuits, strips and track facilities

Petrol filling station

Shop (excluding bulky goods)

Tourist accommodation

Workers accommodation

PO 1.2

Shops complementing motorsport and tourist activities and events to enhance services and amenities for the zone's motorsport industry workers, event spectators and motor enthusiasts at a scale that does not detract from the role of shopping and business services in the nearby town of Taillem Bend.

DTS/DPF 1.2

Shop:

- (a) is not a bulky goods outlet;
- (b) is ancillary to and in association with a motorsport circuit, strip and track facilities;
- (c) having a gross leasable floor area not exceeding 250m² where not ancillary to and in association with a motorsport circuit, strip and track facilities.

PO 1.3

Shops not integrated with motorsport circuit, strip and track facilities are clustered with other business activities near the main western entrance to the zone from Dukes Highway to aggregate services for the convenience of industry workers, visiting motor enthusiasts, tourists and event spectators.

DTS/DPF 1.3

None are applicable.

PO 1.4

Alterations or extensions to a motorsport circuits or strip do not unreasonably impact the amenity of existing dwellings on land in an adjacent zone.

DTS/DPF 1.4

Motorsport circuit or strip (including alterations and extensions) does not encroach closer to a relevant boundary of the zone or an existing dwelling in an adjacent zone than any existing relevant circuit or strip.

PO 1.5

Dwellings for residential purposes limited to those within defined residential areas within the zone.

DTS 1.5

Dwelling located on an allotment authorised in a plan of division which is intended to be used for residential purposes

PO 1.6

Dwellings in the form of workers accommodation are associated with and ancillary to motorsport facilities or tourist accommodation for the efficient management, maintenance and support of those non-residential uses.

DTS/DPF 1.6

Dwelling in association with and ancillary to motorsport facilities or tourist accommodation:

- (a) located on the same allotment as the non-residential use;
- (b) is to be used as workers accommodation.

PO 1.7

Dwellings providing accommodation for non-workers are ancillary to a non-residential use in the same building to provide an alternative and temporary means of accommodation for motorsport enthusiasts and the like without hindering motorsport and related activities within the zone.

DTS/DPF 1.7

None are applicable.

PO 1.8

Retail fuel outlets which do not hinder the movements of public roads and which do not have adverse impacts upon the environment.

DTS 1.8

A retail fuel outlet (including additions and alterations)

- (a) utilises an existing access to a public road
- (b) has received any required licences under the Environment Protection Act and are provided with the application

Built Form and Character

PO 2.1

Buildings and main activity areas are setback from zone boundaries to moderate the appearance of buildings within the predominant open landscape setting and accommodate provision for landscaping, or landscaping and mounding, to enhance the appearance of the zone when viewed from adjacent areas and public roads.

DTS/DPF 2.1

None are applicable.

PO 2.2

Spectator viewing structures are setback from zone boundaries and use finishes to moderate the appearance of structures to enhance the appearance of the zone when viewed from adjacent areas and public roads.

DTS 2.2

Spectator viewing structures:

- (a) do not exceed 10m in height
 - (b) structures are setback at least 20m from the zone boundaries
- utilise non-reflective materials and finishes.

Land Division

PO 3.1

Land division:

Assists in the more efficient operation and use of the motorsport facilities.

DTS/DPF 3.1

None are applicable

Advertisements

PO 4.1

Freestanding advertisements providing information about motorsport facilities and / or events are of a suitable scaled to clearly identify the main public entranceways to those motorsport facilities from major public roads.

DTS/DPF 4.1

None are applicable

Road and vehicle parking areas

PO 5.1

Roadways, internal driveways and vehicle parking areas (except overflow parking areas for events) designed and surfaced to control dust emissions to reduce impacts on adjacent land uses.

DTS/DPF 5.1

Roadways and vehicle parking areas are sealed.

PO 5.2

Vehicle parking for motorsport events located on the same allotment as the motorsport circuit or strip to cater for the expected maximum number of users and spectators unless suitable overflow parking areas are available on an adjacent site to support convenient parking for event goers and do not cause undue disruption for other land users in the locality.

DTS/DPF 5.2

None are applicable

Landscaping

PO 6.1

Existing vegetation along external boundaries of the zone retained and supplemented to assist in screening buildings in the zone and improve the amenity of the locality when viewed from public roads and adjacent land in another zone.

DTS/DPF 6.1

None are applicable.

Procedural Matters (PM)

Notification of Performance assessed development

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Specific Use (Motorsport Park) Zone Table 3
- (c) Shop greater than 500m² where not ancillary to and in association with:
 - (i) a motorsport circuit, strip or, track;
 - (ii) industry; or
 - (iii) tourist accommodation.

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Open Space Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

<ul style="list-style-type: none"> • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
<p>Demolition Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay 	<p>None.</p>

<ul style="list-style-type: none"> • A Historic Shipwreck identified in the Historic Shipwrecks Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Historic Shipwreck identified in the Historic Shipwrecks Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and

<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>(b) 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</p> <p>9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it 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 abut the proposed wall or structure</p> <p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>13 The garage:</p> <p>(a) is located so that vehicle access:</p> <p style="padding-left: 20px;">i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p style="padding-left: 20px;">ii. will use a driveway that:</p> <p style="padding-left: 40px;">A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p style="padding-left: 40px;">B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p style="padding-left: 20px;">iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>14 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
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<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>13 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>14 It is detached from and ancillary to a dwelling erected on the site</p> <p>15 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>16 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>17 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>18 Total floor area does not exceed 40m²</p> <p>19 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>20 Building height - does not exceed 5m</p> <p>21 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>22 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) 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 abut the proposed wall or structure</p> <p>23 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>24 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay 	<p>8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>9 Shade sail consists of permeable material</p> <p>10 The total area of the sail - does not exceed 40m²</p>

<ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>11 No part of the shade sail will be:</p> <p style="padding-left: 40px;">(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p style="padding-left: 40px;">(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>12 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>13 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>14 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>4 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>5 Panels and associated components do not overhang any part of the roof</p> <p>6 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay 	<p>9 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>10 It is ancillary to a dwelling erected on the site</p> <p>11 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>12 Total floor area - does not exceed 40m²</p> <p>13 Post height - does not exceed 3m measured from natural ground level</p>

<ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<p>14 Building height - does not exceed 5m</p> <p>15 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>16 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.</p>
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay 	<p>57 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>58 The tank is part of a roof drainage system</p> <p>59 Total floor area - not exceeding 15m²</p> <p>60 The tank is located wholly above ground</p> <p>61 Tank height – does not exceed 4m above natural ground level</p> <p>62 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>63 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>

<ul style="list-style-type: none"> • Water Resources Overlay 	
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>21 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>22 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Character Area Overlay • Character Preservation District Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) • Marine Parks (Restricted Use) 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections: DTS 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay: DTS 1.1 Airport Building Heights (Regulated) Overlay: DTS 1.1, 1.2 Building Near Airfields Overlay: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening Overlay: DTS 1.1 Hazards (Acid Sulfate Soil): DTS 1.1 Key Outback and Rural Routes: DTS 8.1 Major Transport Routes: DTS 8.1, 10.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 				State Significant Native Vegetation Overlay: DTS 1.1 Native Vegetation Overlay: DTS 1.1 Urban Transport Routes Overlay: DTS 8.1, 10.1

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	[Built Form and Character]: PO 2.1	<p>Advertisements [Appearance]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2</p> <p>Advertisements [Advertising Content]: PO 3.1</p> <p>Advertisements [Amenity Content]: PO 4.1</p> <p>Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p>	None	<p>Advertising Near Signalised Intersections Overlay: PO 1.1</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay: PO 1.1, 1.2</p> <p>Building Near Airfields Overlay: PO 1.1</p> <p>Character Preservation District Overlay: PO 2.1, 2.2, 3.2, 3.3, 3.4, 3.5, 3.6, 4.1</p> <p>Coastal Areas Overlay: All</p> <p>Character Area Overlay: PO 1.1, 1.2, 1.3, 1.5, 3.3, 5.2</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
		Clearance from Overhead Powerlines: PO 1.1		Defence Aviation Area Overlay: PO 1.1, 1.3 Future Road Widening Overlay: All Hazards (Acid Sulfate Soil) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Outback and Rural Routes Overlay: PO 8.1, 10.1 Local Heritage Place Overlay: All Major Transport Routes Overlay: PO 8.1, 10.1 Marine Parks (Managed Use) Overlay: All Marine Parks (Restricted Use) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				<p>Native Vegetation Overlay: PO 1.1, 1.2</p> <p>Non-stop Corridor Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: PO 1.1</p> <p>Urban Transport Routes Overlay: PO 8.1, 10.1</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Outbuilding (not being a garage) Verandah	[Land Use and Intensity]: PO 1.1, 1.2 [Built Form and Character]: PO 2.1, 2.3 [Concept Plans]: PO 4.1	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: PO 1.1 Airport Building Heights (Regulated) Overlay: PO 1.1, 1.2 Building Near Airfields Overlay: PO 1.1, 1.2 Character Preservation District Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: PO 1.1, 1.3

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire - High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - Regional) Overlay: All Hazards (Flooding) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				<p>Historic Area Overlay: All</p> <p>Key Outback and Rural Routes Overlay: PO 8.1, 10.1</p> <p>Local Heritage Place Overlay: All</p> <p>Major Transport Routes Overlay: PO 8.1, 10.1</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Marine Parks (Restricted Use) Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 1): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				<p>Mount Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay: PO 1.1, 1.2</p> <p>Ramsar Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				Urban Transport Routes Overlay: PO 8.1, 10.1 Water Protection Area Overlay: All Water Resources Overlay: All
Shop	[Land Use and Intensity]: PO 1.1, 1.2, 1.3 [Built Form and Character]: PO 2.1 [Concept Plans]: PO 4.1	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4, 1.5 Design in Urban Areas [Car Parking Appearance]: PO 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3	None	Airport Building Heights (Aircraft Landing Area) Overlay: PO 1.1 Airport Building Heights (Regulated) Overlay: PO 1.1, 1.2 Building Near Airfields Overlay: PO 1.1, 1.2 Character Preservation District Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		<p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: PO 1.1, 1.3</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire - High Risk) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		<p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>Hazards (Bushfire - Urban Interface) Overlay: All</p> <p>Hazards (Bushfire - Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Outback and Rural Routes Overlay: All</p> <p>Key Railway Crossings Overlay: PO 1.1</p> <p>Local Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				<p>Major Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Marine Parks (Restricted Use) Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mount Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				<p>Native Vegetation Overlay: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				<p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: A;;</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: PO 1.1</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development

Applicable Policies

The following provisions are applicable to the assessment of the identified Class of Development.

Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone

General Development Policies

Subzone
(applies only in the area affected by the Subzone)

Overlay
(applies only in the area affected by the Overlay)

All other Code Assessed Development

All

All

None

All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Nil	

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Areas of natural and landscaped open space that provide visual relief to the built environment for the enjoyment of the community.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Development is associated with or ancillary to the provision of unstructured outdoor passive and active recreation facilities.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Open space
- Outdoor sports courts
- Recreation area
- Sporting ovals and fields

PO 1.2

Buildings are limited in number and size to provide a natural, landscaped setting.

DTS/DPF 1.2

None are applicable.

PO 1.3

Shops including restaurants are of a scale that is subordinate to the principal open space and recreation use of the land.

DTS/DPF 1.3

Shop gross leasable floor area does not exceed 50m².

PO 1.4

Offices are of a scale that is subordinate to the principal open space use of the land.

DTS/DPF 1.4

Office gross leasable floor area does not exceed 80m².

Built Form and Character

PO 2.1

Development sited unobtrusively so as not to spoil the open space character or interrupt views of natural or landscape features.

DTS/DPF 2.1

None are applicable.

PO 2.2

Playgrounds are ancillary to and enhance enjoyment of areas of open space.

DTS/DPF 2.2

Playgrounds:

- (a) do not occupy more than 200m² in area; and
- (b) have a building height that does not exceed 3m.

PO 2.3

Outbuildings are of a scale that mitigates visual impacts of buildings on natural or landscape features.

DTS/DPF 2.3

Outbuildings have a:

- (a) floor area that does not exceed 80m²;
- (b) wall height that does not exceed 3m; and
- (c) building height that does not exceed 5m.

Land Division

PO 3.1

Land division supports the provision of open space

DTS/DPF 3.1

Land division is for the purposes of:

- (a) the creation of a public road or a public reserve; or
- (b) a minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures.

Procedural Matters

Notification of Performance assessed development

Performance assessed development is excluded from notification except where it involves any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) any development that is identified (either partly or wholly) as 'All other Code Assessed Development' in Open Space Zone - Table 3.

Peri-Urban Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created 	13 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 14 It is ancillary to a dwelling erected on the site 15 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 16 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 17 Total floor area - does not exceed 40m ² 18 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 19 Building height - does not exceed 5m 20 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 21 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Protection Area Overlay • Water Resources Overlay 	<p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it 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 abut the proposed wall or structure</p> <p>22 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>23 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>24 The carport:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
Demolition Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	None.
Farming	1 There is no excavation or filling of land 2 Does not involve the erection, construction or alteration of, or addition to, any building or structure 3 Does not involve the clearance of native vegetation
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	7 There will be no increase in the total floor area of the building 8 There will be no alteration to the external appearance of the building.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Outbuilding (in form of garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created 	<p>13 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>14 It is detached from and ancillary to a dwelling erected on the site.</p> <p>15 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>16 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>17 Total floor area - does not exceed 60m²</p> <p>18 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>19 Building height - does not exceed 5m</p> <p>20 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>21 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it 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 abut the proposed wall or structure</p> <p>22 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>23 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>24 The garage:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>25 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay 	<p>107 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>108 It is detached from and ancillary to a dwelling erected on the site</p> <p>109 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>110 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>111 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>112 Total floor area does not exceed 60m²</p> <p>113 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>114 Building height - does not exceed 5m</p> <p>115 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 <p>116 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) 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 abut the proposed wall or structure <p>117 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay 	<p>24 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>25 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>26 Secondary street setback – at least 900mm from the boundary of the allotment</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>27 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</p>
<p>Protective tree netting structure Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Protection Area Overlay • Water Resources Overlay 	<p>22 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>23 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)</p> <p>24 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour</p> <p>25 In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire – Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:</p> <ul style="list-style-type: none"> (g) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or (h) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site <p>26 No part of the netting canopy of the protective tree netting structure:</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>(g) will cover native vegetation; or (h) will be within 5m of a road (including any road reserve)</p> <p>27 The points of attachment of any cables will not be located: (g) outside the boundaries of the site; or (h) within a watercourse (within the meaning of the Natural Resources Management Act 2004)</p> <p>28 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following: (f) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling (g) in any other case, no part of the netting canopy is within 15m of the dwelling.</p>
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>78 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>79 Shade sail consists of permeable material</p> <p>80 The total area of the sail - does not exceed 40m²</p> <p>81 No part of the shade sail will be: (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>82 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>83 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	84 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
Solar photovoltaic panels (roof mounted) Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	41 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 42 Panels and associated components do not overhang any part of the roof 43 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
Solar photovoltaic panels (ground mounted) Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay • State Significant Native Vegetation Overlay 	1 The system is freestanding rather than attached to a building or other structure. 2 No part of the system: <ol style="list-style-type: none"> (a) is more than 4 metres in height (measured as a height above the natural surface of the ground); (b) is within 100 metres of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and (c) is within 10 metres of a boundary of an allotment containing a dwelling not associated with the system. 3 The generating capacity of the system does not exceed 30 kW 4 Does not result in the clearance of any native vegetation.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Spa pool Swimming pool Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	56 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 57 It is ancillary to a dwelling erected on the site 58 Allotment boundary setback – not less than 1m 59 Primary street setback – at least as far back as the building line of the building to which it is ancillary 60 Location of filtration system from a dwelling on an adjoining allotment: <ul style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.
Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	65 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 66 It is ancillary to a dwelling erected on the site 67 Primary street setback – as far back as the building line of the building to which it is ancillary 68 Total floor area - does not exceed 60m ² 69 Post height - does not exceed 3m measured from natural ground level 70 Building height - does not exceed 5m 71 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Water Resources Overlay 	
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>64 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>65 The tank is part of a roof drainage system</p> <p>66 Total floor area - not exceeding 15m²</p> <p>67 The tank is located wholly above ground</p> <p>68 Tank height – does not exceed 4m above natural ground level</p> <p>69 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>70 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>23 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>24 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Area Overlay Character Preservation Area Overlay Local Heritage Place Overlay State Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields Overlay: DTS 1.1 Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5
Agricultural building Except where any of the following apply: <ul style="list-style-type: none"> Character Area Overlay 	[Siting and Design] DTS 2.1, 2.2.	Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Catchment (Area 1) • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Water Protection Area Overlay 	[Agricultural Buildings]: DT S 13.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1		Building Near Airfields Overlay: DTS 1.1 Key Outback and Rural Routes: All Key Railway Crossings: DTS 1.1 Mount Lofty Ranges Catchment (Area 2): DTS 3.4 Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay 	[Siting and Design] DTS 2.1, 2.2. [Outbuildings , Carports and	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Key Outback and Rural Routes: 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Heritage Place Overlay 	Verandahs]: DTS 14.2	Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5		Key Railway Crossings: DTS 1.1 Mount Lofty Ranges Water Supply Catchment Area 2: DTS 3.4 Water Resources: DTS 1.5
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> Hazards (Bushfire – High Risk) Overlay Local Heritage Place Overlay Mount Lofty Ranges Catchment (Area 1) State Heritage Place Overlay State Significant Native Vegetation Areas Overlay Water Protection Area Overlay 	[Siting and Design] DTS 2.2. [Dwellings]: DTS 5.3	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Residential Development – External Appearance]: DTS 10.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Areas): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Hazards (Bushfire – General Risk): DTS 3.2, 5.1, 5.2 Hazards (Bushfire – Medium Risk): DTS 3.2, 5.1, 5.2 Key Outback and Rural Routes: 1.1, 4.1 Key Railway Crossings: DTS 1.1 Mount Lofty Ranges Water (Area 2): DTS 3.5 Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Excavation and filling Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Mount Lofty Ranges Catchment (Area 1) Overlay • State Heritage Place Overlay 	None	Design in Rural Areas [Earthworks]: DTS 8.1	None	Mount Lofty Ranges Catchment (Area 2): DTS 3.9 Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5
Horse keeping Except where any of the following apply: <ul style="list-style-type: none"> • Mount Lofty Ranges Catchment (Area 1) 	[Siting and Design]: DTS 2.2	Animal Keeping and Horse Keeping [Horse Keeping]: DTS 2.2, 2.3, 2.4, 2.5	None	Mount Lofty Ranges Catchment (Area 2): DTS 3.7 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Horticulture Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Mount Lofty Ranges Catchment (Area 1) • State Significant Native Vegetation Areas Overlay 	[Siting and Design]: DTS 2.2 [Horticulture]: DTS 3.1	Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1	None	Building Near Airfields Overlay: DTS 1.1, 1.2 Mount Lofty Ranges Catchment (Area 2): DTS 3.8
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Significant Landscape Protection Overlay • State Heritage Place Overlay 	[Siting and Design] DTS 2.1, 2.2. [Outbuildings, Carports and Verandahs]: DTS 14.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Mount Lofty Ranges Catchment (Area 1): DTS 3.4 Mount Lofty Ranges Catchment (Area 2): DTS 3.4 Sloping Land: DTS 3.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria			
	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources: DTS 1.5
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Significant Landscape Protection Overlay • State Heritage Place Overlay 	[Siting and Design] DTS 2.2. [Outbuildings, Carports and Verandahs]: DTS 14.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Mount Lofty Ranges Catchment (Area 1): DTS 3.4 Mount Lofty Ranges Catchment (Area 2): DTS 3.4 Sloping Land: DTS 3.1 Water Resources: DTS 1.5
Shop Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Catchment (Area 1) Overlay 	[Siting and Design]: DTS 2.1, 2.2 [Shops, Tourism and Function Centres]: DTS 6.1, 6.2	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [Car Parking Appearance]: DTS 7.4, 7.5	None	Airport Building Heights (Aircraft Landing Areas): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields Overlay: DTS 1.1 Key Outback and Rural Routes: All Key Railway Crossings: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Significant Landscape Protection Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay 	[Adaptive Reuse of Existing Buildings]: DTS 8.1	Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1, 4.6 Interface Between Lands Uses [Air Quality]: DTS 5.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		Mount Lofty Ranges Catchment (Area 2): DTS 3.6 Sloping Land: DTS 3.1 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		
Tourist accommodation Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Hazard (Bushfire – High Risk) Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Catchment (Area 1) • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay 	[Siting and Design]: DTS 2.1, 2.2 [Shops, Tourism and Function Centres]: DTS 6.3, 6.4 [Adaptive Reuse of Existing Buildings]: DTS 8.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6	None	Airport Building Heights (Aircraft Landing Areas): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Key Outback and Rural Routes: All Key Railway Crossings: DTS 1.1 Mount Lofty Ranges Catchment (Area 2): DTS 3.6 Sloping Land: DTS 3.1 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Verandah Except where any of the following apply: <ul style="list-style-type: none"> Local Heritage Place Overlay State Heritage Place Overlay 	[Siting and Design] DTS 2.2. [Outbuildings, Carports and Verandahs]: DTS 14.2	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Mount Lofty Ranges Catchment (Area 2): DTS 3.4

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Land Use and Intensity] PO 1.1 [Built Form and Character]: PO 11.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements [Appearance]: PO 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Local Heritage Place: All Native Vegetation: All Significant Landscape Protection: All Sloping Land: All State Heritage place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Areas: All Water Resources: All
Agricultural building	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.1, 2.2. [Built Form and Character]: PO 11.1 [Agricultural Buildings] PO 13.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1	None	Airport Building Heights (Aircraft Landing Area) : All Airport Building Height (Regulated) : All Building Near Airfields : All Character Area : All Character Preservation District : All Defence Aviation Area : All Hazards (Flooding) : All Key Outback and Rural Routes : All Key Railway Crossings : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Local Heritage Place : All Major Urban Transport Routes : All Mt Lofty Ranges Catchment (Area 1) : All Mt Lofty Ranges Catchment (Area 2) : All Murray Darling Basin : All Native Vegetation : All Prescribed Water Resources Area : All Prescribed Watercourses : All Prescribed Wells Area : All Regulated Trees : All Sloping Land : All State Heritage Area : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Water Protection Area : All Water Resources: All
Brewery Cidery Distillery Winery	[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Rural Industry]: PO 4.1, 4.2	Beverage Production in Rural Areas: All Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5	None	Airport Building Heights (Aircraft Landing Area) : All Airport Building Height (Regulated) : All Building Near Airfields : All Character Preservation District : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Built Form and Character]: PO 11.1	Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Design in Rural Areas [Earthworks]: PO 8.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6		Hazards (Flooding) : All Historic Area : All Key Outback and Rural Routes : All Key Railway Crossings : All Local Heritage Place : All Major Urban Transport Routes : All Mt Lofty Ranges Catchment (Area 1) : All Mt Lofty Ranges Catchment (Area 2) : All Murray Darling Basin : All Native Vegetation : All Non-stop Corridor : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Prescribed Water Resources Area : All</p> <p>Prescribed Watercourses : All</p> <p>Prescribed Wells Area : All</p> <p>Regulated Trees : All</p> <p>Sloping Land : All</p> <p>State Heritage Area : All</p> <p>State Heritage Place: All</p> <p>Significant Landscape Protection : All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Strategic Infrastructure (Gas Pipelines) : All</p> <p>Traffic Generating Development : All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes : All Water Protection Area : All Water Resources: All
Carport	[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Built Form and Character]: PO 11.1 [Outbuildings, Carports and Verandahs]: PO 14.2	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Area) : All Airport Building Height (Regulated) : All Character Preservation District : All Hazards (Flooding) : All Historic Area : All Key Outback and Rural Routes : All Key Railway Crossings : All Local Heritage Place : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Mt Lofty Ranges Catchment (Area 1) : All</p> <p>Mt Lofty Ranges Catchment (Area 2) : All</p> <p>Native Vegetation : All</p> <p>Prescribed Watercourses : All</p> <p>Regulated Trees : All</p> <p>Sloping Land : All</p> <p>State Heritage Area : All</p> <p>State Heritage Place: All</p> <p>Significant Landscape Protection : All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Strategic Infrastructure (Gas Pipelines) : All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Protection Area : All Water Resources: All
Demolition	None	None	None	Local Heritage Place: All State Heritage Place: All
Detached dwelling	[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Dwellings]: PO 5.1, 5.2 [Built Form and Character]: PO 11.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1, 10.2 Design in Rural Areas [All Residential Development - Outlook and Amenity] PO 11.1	None	Airport Building Heights (Aircraft Landing Area) : All Airport Building Height (Regulated) : All Building Near Airfields : All Character Preservation District : All Hazards (Acid Sulfate Soils) : All Hazards (Bushfire – High Risk) : All Hazards (Bushfire - Medium Risk) : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [All Residential Development - Access and Servicing]: PO 12.1</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 14.1, 14.2, 14.3</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 18.3, 18.4, 18.5</p> <p>Design in Rural Areas [Design of Transportable Dwellings]: PO 20.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Hazards (Bushfire – Medium Risk) : All</p> <p>Hazards (Bushfire – General Risk) : All</p> <p>Hazard (Bushfire - Urban Interface) : All</p> <p>Hazards (Flooding) : All</p> <p>Historic Area : All</p> <p>Key Outback and Rural Routes : All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place : All</p> <p>Major Urban Transport Routes : All</p> <p>Mt Lofty Ranges Catchment (Area 1) : All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.6, 9.7</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		<p>Mt Lofty Ranges Catchment (Area 2) : All</p> <p>Native Vegetation : All</p> <p>Non-stop Corridor : All</p> <p>Prescribed Water Resources Area : All</p> <p>Prescribed Watercourses : All</p> <p>Prescribed Wells Area : All</p> <p>Regulated Trees : All</p> <p>Resource Extraction Protection Area: All</p> <p>Sloping Land : All</p> <p>State Heritage Area : All</p> <p>State Heritage Place: All</p> <p>Significant Landscape Protection : All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Traffic Generating Development : All Urban Transport Routes : All Water Protection Area : All Water Resources: All
Dwelling addition	[Land Use and Intensity] PO 1.1 [Siting and Design] DTS 2.2. [Dwellings]: PO 5.3 [Built Form and Character]: PO 11.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1	None	Airport Building Heights (Aircraft Landing Area) : All Airport Building Height (Regulated) : All Building Near Airfields : All Character Preservation District : All Hazards (Acid Sulfate Soils) : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 18.3, 18.4, 18.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		<p>Hazards (Bushfire – High Risk) : All</p> <p>Hazards (Bushfire - Medium Risk) : All</p> <p>Hazards (Bushfire – Medium Risk) : All</p> <p>Hazards (Bushfire – General Risk) : All</p> <p>Hazard (Bushfire - Urban Interface) : All</p> <p>Hazards (Flooding) : All</p> <p>Historic Area : All</p> <p>Local Heritage Place : All</p> <p>Mt Lofty Ranges Catchment (Area 1) : All</p> <p>Mt Lofty Ranges Catchment (Area 2) : All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation : All Non-stop Corridor : All Prescribed Water Resources Area : All Prescribed Watercourses : All Prescribed Wells Area : All Regulated Trees : All Sloping Land : All State Heritage Area : All State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes : All Water Protection Area : All Water Resources: All
Excavation and filling	None	Design in Rural Areas [Earthworks]: PO 8.1	None	Local Heritage Place: All Mount Lofty Ranges Catchment (Area 1): All Mount Lofty Ranges Catchment (Area 2): All Native Vegetation: All State Significant Native Vegetation: All Sloping Land: All State Heritage Place Overlay: All State Significant Native Vegetation Areas: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources: All
Fence	None	Design in Rural Areas [All Development – Fences and Walls]: PO 9.1	None	Local Heritage Place: All State Heritage Place Overlay: All Water Resources Overlay: All
Function centre	[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Shops, Tourism and Function Centres]: PO 6.5, 6.6 [Built Form and Character]: PO 11.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7	None	Airport Building Heights (Aircraft Landing Area) : All Airport Building Height (Regulated) : All Building Near Airfields : All Character Preservation District : All Hazards (Bushfire – High Risk) : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [Earthworks]: PO 8.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p>		<p>Hazards (Bushfire - Medium Risk) : All</p> <p>Hazards (Bushfire – Medium Risk) : All</p> <p>Hazards (Bushfire – General Risk) : All</p> <p>Hazard (Bushfire - Urban Interface) : All</p> <p>Hazards (Flooding) : All</p> <p>Historic Area : All</p> <p>Key Outback and Rural Routes : All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place : All</p> <p>Major Urban Transport Routes : All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Mt Lofty Ranges Catchment (Area 1) : All</p> <p>Mt Lofty Ranges Catchment (Area 2) : All</p> <p>Native Vegetation : All</p> <p>Non-stop Corridor : All</p> <p>Prescribed Water Resources Area : All</p> <p>Prescribed Watercourses : All</p> <p>Prescribed Wells Area : All</p> <p>Regulated Trees : All</p> <p>Sloping Land : All</p> <p>State Heritage Area : All</p> <p>State Heritage Place: All</p> <p>Significant Landscape Protection : All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Traffic Generating Development : All Urban Transport Routes : All Water Protection Area : All Water Resources: All
Horse keeping	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.2 [Built Form and Character]: PO 11.1	Animal Keeping and Horse Keeping [Siting and Design]: PO 1.1, 1.2 Animal Keeping and Horse Keeping [Horse Keeping]: PO 2.2, 2.3, 2.4, 2.5 Animal Keeping and Horse Keeping [Wastes]: PO 4.1	None	Mt Lofty Ranges Catchment (Area 1) : All Mt Lofty Ranges Catchment (Area 2) : All State Heritage Area : All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface between Land Use [General Land Use Compatibility] PO 1.2		State Significant Native Vegetation Areas: All Water Resources: All
Horticulture	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.2 [Horticulture]: PO 3.1 [Built Form and Character]: PO 11.1	Interface between Land Uses [General Land Use Compatibility]: PO 1.2 Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface between Land Uses [Air Quality]: PO 5.1 Interface between Land Uses [Interface with Rural Activities]: PO 9.1, 9.6	None	Building Near Airfields : All Mt Lofty Ranges Catchment (Area 1) : All Mt Lofty Ranges Catchment (Area 2) : All Prescribed Surface Water Area: All Prescribed Water Resources Area : All Prescribed Watercourses : All State Heritage Place: All State Significant Native Vegetation Areas: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Protection Area : All Water Resources: All
Industry Store Warehouse	[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Rural Industry]: PO 4.1, 4.2 [Built Form and Character]: PO 11.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Hazard (Flooding): All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Regional): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Mt Lofty Ranges Catchment (Area 1) : All</p> <p>Mt Lofty Ranges Catchment (Area 2) : All</p> <p>Native Vegetation: All</p> <p>Prescribed Surface Water Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation Areas: All Water Resources: All
Land division (in the form of a boundary realignment)	None	Land Division in Rural Areas [Design and Layout]: PO 2.2, 2.4, 2.5, 2.6 Land Division in Rural Areas [Roads and Access]: 3.1, 3.6, 3.7, 3.8, 3.9 Land Division in Rural Areas [Infrastructure]: 4.2, 4.3	None	Character Area: All Character Preservation District: All Dwelling Excision: All Environment and Food Production: All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazard (Bushfire – Medium Risk): All Hazard (Bushfire – Regional): All Hazard (Bushfire – Urban Interface): All Historic Area: All Key Outback and Rural Route: All Key Railway Crossings : All Limited Land Division: All Local Heritage Place: All Mt Lofty Ranges Catchment (Area 1) : All Mt Lofty Ranges Catchment (Area 2) : All Native Vegetation: All Significant Industry Interface: All State Heritage Area: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Gas Pipelines: All Strategic Infrastructure Gas Pipelines: All
Outbuilding (in the form of a garage)	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.1, 2.2. [Built Form and Character]: PO 11.1 [Outbuildings, Carports and Verandahs]: PO 14.1	Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5	None	Character Area: All Character Preservation District : All Hazards (Flooding) : All Historic Area : All Key Outback and Rural Routes : All Key Railway Crossings : All Local Heritage Place : All Mt Lofty Ranges Catchment (Area 1) : All Mt Lofty Ranges Catchment (Area 2) : All Native Vegetation : All Regulated Trees : All Sloping Land : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Area : All State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation : All Water Resources: All
Outbuilding (not being a garage)	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.2. [Built Form and Character]: PO 11.1 [Outbuildings, Carports and Verandahs]: PO 14.1	None	None	Character Area: All Character Preservation District : All Hazards (Flooding) : All Historic Area : All Key Outback and Rural Routes : All Key Railway Crossings : All Local Heritage Place : All Mt Lofty Ranges Catchment (Area 1) : All Mt Lofty Ranges Catchment (Area 2) : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation : All Regulated Trees : All Sloping Land : All State Heritage Area : All State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation : All Water Resources: All
Shop	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2 [Shops, Tourism and Function Centres]: PO 6.1, 6.2	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Adaptive Reuse of Existing Buildings]: PO 8.1</p> <p>[Built Form and Character]: PO 11.1</p>	<p>Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p>		<p>Character Preservation District: All</p> <p>Hazard (Flooding): All</p> <p>Hazard (Bushfire – General Risk): All</p> <p>Hazard (Bushfire – High Risk): All</p> <p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Regional): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Mt Lofty Ranges Catchment (Area 1) : All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Mt Lofty Ranges Catchment (Area 2) : All</p> <p>Native Vegetation: All</p> <p>Prescribed Surface Water Area: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Water Resources: All</p>
Small-scale ground mounted Solar Power facility	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [General]: PO 1.1</p>	None	<p>Character Area: All</p> <p>Character Preservation District : All</p> <p>Hazards (Flooding) : All</p> <p>Historic Area : All</p> <p>Native Vegetation : All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Renewable Energy Facilities]: PO 10.1, 10.2</p> <p>[Built Form and Character]: PO 11.1</p>	<p>Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1</p> <p>Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1, 4.2, 4.3</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2</p> <p>Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 13.1, 13.2</p> <p>Interface Between Land Uses [General land use compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1</p>		<p>Regulated Trees : All</p> <p>Sloping Land : All</p> <p>State Heritage Area : All</p> <p>State Heritage Place: All</p> <p>Significant Landscape Protection: All</p> <p>State Significant Native Vegetation : All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Tourist accommodation	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2 [Shops, Tourism and Function Centres]: PO 6.3, 6.4 [Adaptive Reuse of Existing Buildings]: PO 8.1 [Built Form and Character]: PO 11.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2 Tourism Development: All Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – Regional): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire – Urban Interface): All Historic Area: All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Mt Lofty Ranges Catchment (Area 1) : All Mt Lofty Ranges Catchment (Area 2) : All Native Vegetation: All Noise and Air Emissions: All Prescribed Surface Water Area: All Regulated Tree: All Resource Extraction Protection Area: All Significant Industry Interface: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Water Protection Area : All Water Resources: All
Verandah	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.2. [Built Form and Character]: PO 11.1 [Outbuildings, Carports and	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	None	Character Preservation District : All Hazards (Flooding) : All Historic Area : All Local Heritage Place : All Mt Lofty Ranges Catchment (Area 1) : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	Verandahs]: PO 14.2			Mt Lofty Ranges Catchment (Area 2) : All Regulated Trees : All Sloping Land : All State Heritage Area : All State Heritage Place: All State Significant Native Vegetation : All Water Resources: All
Workers' accommodation	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2 [Adaptive Reuse of Existing Buildings]: PO 8.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Area) : All Airport Building Height (Regulated) : All Character Preservation District : All Hazards (Acid Sulfate Soils) : All Hazards (Bushfire – High Risk) : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Workers' Accommodation]: PO 9.1 [Built Form and Character]: PO 11.1	Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Workers Accommodation and Settlements: All		Hazards (Bushfire - Medium Risk) : All Hazards (Bushfire – Medium Risk) : All Hazards (Bushfire – General Risk) : All Hazard (Bushfire - Urban Interface) : All Hazards (Flooding) : All Historic Area : All Key Outback and Rural Routes : All Key Railway Crossings : All Local Heritage Place : All Major Urban Transport Routes : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Mt Lofty Ranges Catchment (Area 1) : All</p> <p>Mt Lofty Ranges Catchment (Area 2) : All</p> <p>Native Vegetation : All</p> <p>Non-stop Corridor : All</p> <p>Prescribed Water Resources Area : All</p> <p>Prescribed Watercourses : All</p> <p>Prescribed Wells Area : All</p> <p>Regulated Trees : All</p> <p>Sloping Land : All</p> <p>State Heritage Area : All</p> <p>State Heritage Place: All</p> <p>Significant Landscape Protection : All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation : All Strategic Infrastructure (Gas Pipelines) : All Traffic Generating Development : All Urban Transport Routes : All Water Protection Area : All Water Resources: All
All other Code Assessed Development	All	All	None	All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Dairy where located in the Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay	
Intensive Animal Husbandry where located in the Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay	
Land Division within the Limited Land Division Overlay	Except where it involves a boundary realignment
Landfill	
Shop	Except where: <ul style="list-style-type: none"> (a) it 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; or (b) it has a gross leasable floor area less than 250m²; or (c) it is a restaurant.
Stock sales yard	
Stock slaughter works	
Special industry	
Windfarm	

Assessment Provisions

Desired Outcomes (DO)

DO 1

A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and scenic qualities of the landscape.

DO 2

A zone that promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the sale and consumption of agricultural based products, tourist development and accommodation that expands the economic base and promotes its regional identity.

DO 3

Create local conditions that support new and continuing investment while seeking to promote co-existence with adjoining activities and mitigate land use conflicts.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

The productive value of rural land for a range of primary production and horticultural activities and associated value adding of primary produce (such as beverage production), retailing and tourism is supported, protected and maintained. The proliferation of land uses that may be sensitive to those activities is avoided.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- (a) Advertisement
- (b) Agricultural building
- (c) Brewery
- (d) Carport
- (e) Cidery
- (f) Distillery
- (g) Demolition
- (h) Detached dwelling
- (i) Dwelling addition
- (j) Excavation and filling
- (k) Farming
- (l) Fence
- (m) Horse keeping
- (n) Horticulture
- (o) Industry
- (p) Low intensity animal husbandry
- (q) Outbuilding
- (r) Shop
- (s) Small-scale ground mounted solar power facility
- (t) Tourist accommodation
- (u) Transport distribution
- (v) Verandah

- (w) Warehouse
- (x) Workers' accommodation
- (y) Winery

Siting and Design

PO 2.1

Development is provided with suitable vehicle access.

DTS/DPF 2.1

Development is serviced by an all-weather trafficable public road.

PO 2.2

Buildings are generally located on flat land to avoid cut and fill and the associated visual impacts.

DTS/DPF 2.2

Buildings:

- (a) are sited on land with a slope not greater than 10% (1-in-10); and
- (b) do not result excavation and filling of land that is greater than 1.5 metres from natural ground level.

Horticulture

PO 3.1

Horticulture is located and conducted on land that has the physical capability of supporting the activity and in a manner that:

- (a) enhances the productivity of the land for the growing of food and produce in a sustainable manner;
- (b) avoids adverse interface conflicts with other land uses;
- (c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality;
- (d) is sympathetic to surrounding rural landscape character and amenity, where horticulture is proposed to be carried out in an enclosed building such as such as greenhouses.

DTS/DPF 3.1

Horticultural activities:

- (a) are conducted on an allotment with an area of at least 1ha;
- (b) are sited on land with a slope not greater than 10% (1-in10);
- (c) are not conducted within 50m of a watercourse or native vegetation;
- (d) do not involve the clearance of native vegetation;
- (e) about an existing horticulture activity;
- (f) are not conducted within 100m of a sensitive receiver in other ownership;
- (g) provide for a headland area between plantings and property boundaries of at least 10m in width; and
- (h) where carried out in an enclosed building such as a greenhouse, the building has a total floor area not greater than 250m²;
- (i) in the form of olive growing, is not located within 500 metres of a conservation or national park.

Rural Industry

PO 4.1

Industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, transport distribution or similar activities:

- (a) are directly related to and add value to primary production and/or commodities and materials sourced from rural areas; and
- (b) realise efficiencies in primary production.

DTS/DPF 4.1

Industries, storage, warehousing and transport distribution activities:

- (a) are directly related to and ancillary to a primary production use on the same or adjoining allotment;
- (b) are located on an allotment not less than 2ha in area;
- (c) have a total floor area not exceeding 250m².

PO 4.2

Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural function and character in a manner that respects landscape amenity.

DTS/DPF 4.2

Buildings and associated activities:

- (a) are setback at least 50m from all road and allotment boundaries;
- (b) are not sited within 100m of a sensitive receiver in other ownership;
- (c) have a building height not greater than 10m above natural ground level; and
- (d) incorporate the loading and unloading of vehicles within the confines of the allotment.

Dwellings

PO 5.1

Residential development is designed and sited so that it does not compromise primary production, horticultural or other land use activities supported by the Zone.

DTS/DPF 5.1

Dwellings:

- (a) will not result in more than one dwelling on an allotment; and
- (b) where the Minimum Allotment Size Technical and Numeric Variation Overlay applies are:
 - a. located on an allotment with an area not less than that specified in the Minimum Allotment Size Technical and Numeric Variation Overlay; and
 - b. located on and have a demonstrated connection with an allotment used for primary production or value adding.

PO 5.2

Dwelling are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.

DTS/DPF 5.2

Dwellings:

- (c) are setback from all allotment boundaries by at least 40m;
- (d) do not exceed 2 building levels and 9 metres measured from the top of the footings; and
- (e) have a wall height is no greater than 6 metres.

PO 5.3

Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity.

DTS/DPF 5.3

Additions or alterations to an existing dwelling:

- (a) are setback behind the main façade of the existing dwelling;
- (b) do not exceed 2 building levels and 9 metres measured from the top of the footings; and
- (c) have a wall height that is no greater than 6 metres from the top of the footings.

Shops, Tourism and Function Centres

PO 6.1

Shops are associated with an existing primary production or value adding industry.

DTS/DPF 6.1

Shop:

- (a) are ancillary to and located on the same allotment or adjoining allotment used for primary production or value adding;
- (b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or from the region;
- (c) have a gross leasable floor area not exceeding 100m²;
- (d) have an area for the display of produce or goods external to a building not exceeding 25m²;
- (e) in the form of a restaurant, do not result in more than 75 seats for customer dining purposes.

PO 6.2

Shops that are proposed in new buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.

DTS/DPF 6.2

Shops in new buildings:

- (a) are setback from all property boundaries by at least 20m;
- (b) are not sited within 100m of a sensitive receiver in other ownership;
- (c) have a building height that does not exceed 9m above natural ground level;

PO 6.3

Tourist accommodation is associated with the primary use of the land for primary production or value adding industry.

DTS/DPF 6.3

Tourist accommodation:

- (a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or value adding;
- (b) in relation to the area used for accommodation, does not exceed 100m²;
- (c) does not result in more than one facility being located on the same allotment.

PO 6.4

Tourist accommodation proposed in a new building or buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.

DTS/DPF 6.4

Tourist accommodation in new buildings:

- (a) is setback from all property boundaries by at least 40m; and

- (b) have a building height that does not exceed 7m above natural ground level.

PO 6.5

Function centres are associated with the primary use of the land for primary production or value adding industry.

DTS/DPF 6.5

Function centres:

- (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or value adding;
- (b) do not result in more than 75 seats for customer dining purposes.

PO 6.6

Function centres are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.

DTS/DPF 6.6

Function centres:

- (a) are located on an allotment having an area of at least 5ha;
- (b) are setback from all property boundaries by at least 40m;
- (c) are not sited within 100m of a sensitive receiver in other ownership; and
- (d) have a building height that does not exceed 9m above natural ground level.

Offices

PO 7.1

Offices are directly related to and associated with the primary use of the land for primary production or value adding industry

DTS/DPF 7.1

Offices:

- (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or value adding;
- (b) have a gross leasable floor area not exceeding 100m².

Adaptive Reuse of Existing Buildings

PO 8.1

Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.

DTS/DPF 8.1

Development within an existing building is for:

- (a) a shop;
- (b) office; or
- (c) tourist accommodation.

Workers' Accommodation

PO 9.1

Workers' accommodation provides short-term accommodation for persons temporarily engaged in the production, management or processing of primary produce.

DTS/DPF 9.1

Workers' accommodation:

- (a) is developed on a site at least 2ha in area;
- (b) has a total floor area not exceeding 250m²;
- (c) is in the form of a single building or part of a cluster of buildings that are physically connected;
- (d) amenities accommodate not more than 20 persons at any one time;
- (e) is setback at least 50m from a road boundary;
- (f) is setback at least 40m from a side or rear allotment boundary;
- (g) is located within 20m of an existing dwelling on the same allotment; and
- (h) does not result in more than one facility being located on the same allotment.

Renewable Energy Facilities

PO 10.1

Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production.

DTS/DPF 10.1

None are applicable.

PO 10.2

Small-scale ground mounted solar power facilities support rural production or value-adding industries.

DTS/DPF 10.2

Solar power facilities:

- (a) does not generate more than 30KW;
- (b) generates power which is to be used wholly in association with a primary production industry, a value adding industry or local infrastructure facility on the same allotment;
- (c) do not have a panel size exceeding 80m² or 4m in height per structure;
- (d) do not involve more than 2 panel structures per allotment;
- (e) are setback at least 10m from adjoining allotments in other ownership; and
- (f) are not located within 100m of a dwelling in other ownership.

Built Form and Character

PO 11.1

Large buildings designed and sited to reduce impacts on scenic and rural vistas by:

- (a) having substantial setbacks from boundaries and adjacent public roads;
- (b) using low reflective materials and finishes that blend with the surrounding landscape; and
- (c) being located below ridgelines.

DTS/DPF 11.1

None are applicable.

Land Division

PO 12.1

Land division creating additional allotments is not supported.

DTS/DPF 12.1

No additional allotments are created.

Agricultural Buildings

PO 13.1

Agricultural buildings and associated activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity.

DTS/DPF 13.1

Agricultural buildings:

- (a) are located on an allotment having an area of at least 2ha;
- (b) are setback at least 40m from an allotment boundary;
- (c) have a building height not exceeding 10m above natural ground level;
- (d) do not exceed 200m² in total floor area; and
- (e) incorporate the loading and unloading of vehicles within the confines of the allotment.

Outbuildings, Carports and Verandahs

PO 14.1

Outbuildings are sited, designed and of a scale that maintain a pleasant natural and rural character and amenity.

DTS/DPF 14.1

Outbuildings:

- (a) have a primary street setback that is at least as far back as the building to which it is ancillary;
- (b) have a total floor area that does not exceed 100m²;
- (c) have walls that do not exceed 5m in height measured from natural ground level and not including a gable end;
- (d) have a total roof height that does not exceed 6m measured from natural ground level; and
- (e) are limited to no more than 2 outbuildings on the same allotment.

PO 14.2

Carports and verandahs are sited, designed and of a scale that maintain a pleasant natural and rural character and amenity.

DTS/DPF 14.2

Carports and verandahs have a:

- (a) primary street setback that is at least as far back as the building to which it is ancillary;
- (b) total floor area that does not exceed 80m²;
- (c) post height that does not exceed 3m measured from natural ground level and not including a gable end; and
- (d) total roof height that does not exceed 5m measured from natural ground level.

Procedural Matters (PM)

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent to land in a different zone
- (b) development identified as "all other code assessed development" in Rural (Mount Lofty Ranges) Zone Table 3
- (c) detached dwelling where located within
- (d) function centre
- (e) industry, storage and/or warehousing with a floor area greater than 250m²
- (f) renewable energy facilities other than a solar power facility that does not generate more than 30KW
- (g) shop with a gross leasable area greater than 200m²
- (h) tourist accommodation with a total floor area greater than 200m²
- (i) wind farm
- (j) wind monitoring mast
- (k) workers accommodation

Recreation Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

<p>is altered or a new access is created</p> <ul style="list-style-type: none"> • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
<p>Demolition Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay 	<p>None.</p>

<ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>9 There will be no increase in the total floor area of the building</p> <p>10 There will be no alteration to the external appearance of the building.</p>
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access 	<p>26 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>27 It is detached from and ancillary to a dwelling erected on the site.</p> <p>28 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>29 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>30 Total floor area - does not exceed 40m²</p> <p>31 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>32 Building height - does not exceed 5m</p> <p>33 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>34 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p>

<p>is altered or a new access is created</p> <ul style="list-style-type: none"> • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>(b) it 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 abut the proposed wall or structure</p> <p>35 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>36 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>37 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>38 The garage:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>39 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay 	<p>118 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>119 It is detached from and ancillary to a dwelling erected on the site</p> <p>120 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p>

<ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>121 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>122 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>123 Total floor area does not exceed 40m²</p> <p>124 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>125 Building height - does not exceed 5m</p> <p>126 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 <p>127 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) 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 abut the proposed wall or structure <p>128 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>129 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<p>85 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>86 Shade sail consists of permeable material</p> <p>87 The total area of the sail - does not exceed 40m²</p> <p>88 No part of the shade sail will be:</p> <ul style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment

<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>89 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>90 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>91 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>44 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>45 Panels and associated components do not overhang any part of the roof</p> <p>46 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Verandah Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<p>72 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>73 It is ancillary to a dwelling erected on the site</p> <p>74 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>75 Total floor area - does not exceed 40m²</p> <p>76 Post height - does not exceed 3m measured from natural ground level</p> <p>77 Building height - does not exceed 5m</p> <p>78 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>79 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.</p>
<p>Water tank (above ground) Except where any of the following apply:</p>	<p>71 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>72 The tank is part of a roof drainage system</p>

<ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>73 Total floor area - not exceeding 15m²</p> <p>74 The tank is located wholly above ground</p> <p>75 Tank height – does not exceed 4m above natural ground level</p> <p>76 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>77 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>25 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>26 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria			
	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Advertisement</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Non-stop Corridor Overlay River Murray Flood Plain Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay Water Resources Overlay 	None	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Advertisements [Appearance]: DTS 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2</p> <p>Advertisements [Advertising Content]: DTS 3.1</p> <p>Advertisements [Amenity Content]: DTS 4.1</p> <p>Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5</p>	None	<p>Advertising Near Signalised Intersections: DTS 1.1</p> <p>Airport Building Heights (Aircraft Landing Area): DTS 1.1</p> <p>Airport Building Heights (Regulated): DTS 1.1, 1.2</p> <p>Building Near Airfields: DTS 1.1</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Historic Shipwrecks: DTS 1.1</p> <p>Key Outback and Rural Route Overlay: DTS 8.1</p> <p>Major Transport Routes: DTS 8.1, DTS 10.1</p> <p>Native Vegetation: DTS 1.1, 1.2</p> <p>State Significant Native Vegetation: DTS 1.1</p> <p>Urban Transport Routes: DTS 8.1, 10.1</p>
<p>Outbuilding (not being a garage)</p> <p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire - Regional) Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 1) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay River Murray Flood Plain Overlay Sloping Land Overlay 	[Built Form and Character]: DTS 2.1, 2.2	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): DTS 1.1</p> <p>Airport Building Heights (Regulated): DTS 1.1, 1.2</p> <p>Building Near Airfields: DTS 1.1, 1.2</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Historic Shipwrecks: DTS 1.1</p> <p>Key Outback and Rural Routes: DTS All</p> <p>Key Railway Crossings: DTS 1.1</p> <p>Major Transport Routes: DTS All</p> <p>Native Vegetation: DTS 1.1, 1.2</p> <p>State Significant Native Vegetation: DTS 1.1</p> <p>Urban Transport Routes: DTS All</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Heritage Place Overlay • Water Protection Area Overlay • Water Resources Overlay 				

Table 3 - Performance Assessed Development Assessment Table

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following provisions are applicable to the assessment of the identified Class of Development.</p> <p>Provisions referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Advertisements [Appearance]: PO 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2</p> <p>Advertisements [Advertising Content]: PO 3.1</p> <p>Advertisements [Amenity Content]: PO 4.1</p> <p>Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p>	None	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: PO 8.1, 10.1</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: PO 8.1, 10.1</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Urban Transport Routes: PO 8.1, 10.1</p> <p>Water Resources: All</p>
Outbuilding (not being a garage) Verandah	[Built Form and Character]: PO 2.1, 2.2	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - Urban Interface): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: PO 8.1, 10.1 Key Railway Crossings: All Local Heritage Place: All Major Transport Routes: PO 8.1, 10.1 Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Urban Transport Routes: PO 8.1, 10.1 Water Protection Area: All Water Resources: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development
The following Classes of Development are classified as Restricted
None Specified

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Provision of a range of accessible recreational facilities.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Development is associated with or ancillary to the provision of structured, unstructured, active and / or passive recreational facilities.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Change rooms
- Golf course
- Indoor recreation facility
- Open space
- Outdoor sports courts
- Recreation area
- Sporting clubrooms
- Sporting ovals and fields

PO 1.2

Shops including restaurants are of a scale that is subordinate to the principal recreational use of land.

DTS/DPF 1.2

Shop gross leasable floor area does not exceed 80m².

PO 1.3

Offices are of a scale that is subordinate to the principal recreational use of land.

DTS/DPF 1.3

Office gross leasable floor area does not exceed 80m².

Built Form and Character

PO 2.1

Buildings designed and sited to manage visual impacts.

DTS/DPF 2.1

Buildings are set back:

- (a) 50m or greater from a primary street frontage; and
- (b) 50m from the boundary of an allotment containing, or zoned to primarily accommodate, a sensitive receiver in other ownership.

PO 2.2

Outbuildings of a scale that manages visual impacts.

DTS/DPF 2.2

Outbuildings have a:

- (a) floor area that does not exceed 80m²;
- (b) wall height that does not exceed 3m; and
- (c) building height that does not exceed 5m.

Land Division

PO 3.1

Land division supports the provision of recreational facilities

DTS/DPF 3.1

Land division is for the purposes of:

- (a) the creation of a public road or a public reserve; or
- (b) a minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures.

Concept Plans

PO 4.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the *Concept Plans Technical and Numeric Variation Overlay*.

DTS 4.1

None are applicable.

Procedural Matters (PM)

Notification of Performance assessed

Performance assessed development is excluded from notification except where it involves any of the following:

- (a) the development is located adjacent to the boundary of a zone that primarily intends to accommodate sensitive receivers; or
- (b) the development falls within the category of 'all other code assessed development' in Recreation Zone - Table 3.

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Remote Areas Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	11 Building work is associated with a railway 12 It is situated (or to be situated) on railway land 13 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Historic Shipwrecks Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access 	66 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 67 It is ancillary to a dwelling erected on the site 68 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 69 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 70 Total floor area - does not exceed 60m ² 71 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 72 Building height - does not exceed 5m 73 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>is altered or a new access is created</p> <ul style="list-style-type: none"> • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>74 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure <p>75 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>76 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>77 The carport:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	78 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Historic Shipwreck identified in the Historic Shipwrecks Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	11 There will be no increase in the total floor area of the building 12 There will be no alteration to the external appearance of the building.
Outbuilding (in the form of a Garage) Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Historic Shipwrecks Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay 	1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m ² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 <p>9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure <p>10 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The garage:</p> <p>ois located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<ul style="list-style-type: none"> o is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and o The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access <p>13 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Historic Shipwrecks Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 60m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) 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 abut the proposed wall or structure</p> <p>28 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Historic Shipwrecks Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>29 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>30 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>31 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>32 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</p>
<p>Protective tree netting structure</p>	<p>29 development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Protection Area Overlay • Water Resources Overlay 	<p>30 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)</p> <p>31 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour</p> <p>32 In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire – Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:</p> <ul style="list-style-type: none"> (i) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or (j) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site <p>33 No part of the netting canopy of the protective tree netting structure:</p> <ul style="list-style-type: none"> (i) will cover native vegetation; or (j) will be within 5m of a road (including any road reserve) <p>34 The points of attachment of any cables will not be located:</p> <ul style="list-style-type: none"> (i) outside the boundaries of the site; or (j) within a watercourse (within the meaning of the Natural Resources Management Act 2004) <p>35 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:</p> <ul style="list-style-type: none"> (h) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	(i) in any other case, no part of the netting canopy is within 15m of the dwelling.
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Historic Shipwrecks Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	92 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 93 Shade sail consists of permeable material 94 The total area of the sail - does not exceed 40m ² 95 No part of the shade sail will be: <ul style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 96 Primary street setback – at least as far back as the building line of the building to which it is ancillary 97 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 98 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
Solar photovoltaic panels (roof mounted)	47 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 48 Panels and associated components do not overhang any part of the roof

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>49 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Solar photovoltaic panels (ground mounted)</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • State Significant Native Vegetation Overlay • RAMSAR Wetlands Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>5 The system is freestanding rather than attached to a building or other structure. 6 No part of the system: (c) is more than 4 metres in height (measured as a height above the natural surface of the ground); (d) is within 100 metres of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and (e) is within 10 metres of a boundary of an allotment containing a dwelling not associated with the system. 7 The generating capacity of the system does not exceed 30 kW. 8 Does not result in the clearance of any native vegetation</p>
<p>Spa pool Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay 	<p>61 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 62 It is ancillary to a dwelling erected on the site 63 Allotment boundary setback – not less than 1m 64 Primary street setback – at least as far back as the building line of the building to which it is ancillary 65 Location of filtration system from a dwelling on an adjoining allotment:</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Historic Shipwrecks Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p>(b) not less than 12m in any other case.</p>
<p>Verandah</p> <p>Except where any of the following apply:</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • TBC 	<p>80 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>81 It is ancillary to a dwelling erected on the site</p> <p>82 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>83 Total floor area - does not exceed 60m²</p> <p>84 Post height - does not exceed 3m measured from natural ground level</p> <p>85 Building height - does not exceed 5m</p> <p>86 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p>
<p>Water tank (underground)</p>	<p>27 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>28 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

Except where any of the following apply:

- Coastal Areas Overlay
- Hazards (Acid Sulfate soils) Overlay
- Historic Shipwrecks Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- Sloping Land Overlay
- Water Resources Overlay.

Any of the following where it is located within the boundary of a mining settlement associated with an approved mining lease that has been granted final development approval:

- Accommodation units
- Building or building work
- Bus terminal
- Car parking area
- Commercial development
- Community facility
- Industry
- Infrastructure
- Office

None

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Recreation facilities • Shop or group of shops • Site works • Tavern / club • Warehouse 	

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay 	None	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Murray Darling Basin Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Protection Area Overlay 		Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1		Key Outback and Rural Routes: DTS 8.1, 10.1 Key Railway Crossings; DTS 1.1 Native Vegetation: DTS1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Water Resources Overlay 				
Carport Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire - Outback) Overlay Hazards (Bushfire - Regional) Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay 	None	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 13.1, 13.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: DTS 1.1 Key Outback and Rural Routes: All Key Railway Crossings: DTS 1.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Murray Darling Basin Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Protection Area Overlay • Water Resources Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Detached dwelling Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay 	[Built Form and Character]: DTS 2.2	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas): DTS 10.1 Site Contamination: DTS 1.1 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Hazards (Bushfire - Outback): All Historic Shipwrecks: DTS 1.1 Key Outback and Rural Routes: All Key Railway Crossings: DTS 1.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Strategic Infrastructure Gas Pipelines: DTS 1.2 Urban Transport Routes: All

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone

General Development Policies

Subzone

(applies only in the area affected by the Subzone)

Overlay

(applies only in the area affected by the Overlay)

- Murray Darling Basin Overlay
- Prescribed Watercourses Overlay
- Prescribed Wells Area Overlay
- Ramsar Wetlands Overlay
- Resource Extraction Protection Area Overlay
- River Murray Flood Plain Overlay
- Significant Landscape Protection Overlay
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Water Protection Area Overlay

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Water Resources Overlay 				
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire - Regional) Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Marine Parks (Restricted Use) Overlay 	[Built Form and Character]: DTS 2.2	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Hazards (Bushfire - Outback): All Historic Shipwrecks: DTS 1.1 Native Vegetation: DTS1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Strategic Infrastructure Gas Pipelines: DTS 1.2

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Murray Darling Basin Overlay • Prescribed Watercourses Overlay • Prescribed Wells Area Overlay • Ramsar Wetlands Overlay • Resource Extraction Protection Area Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Protection Area Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Water Resources Overlay 				
Essential infrastructure where it is required to service development within the Local Infrastructure (Airfield) Zone located on the Andamooka Road (11km east of the eastern most boundary of Roxby Downs [Municipality]) and / or the site of Olympic Dam mining settlement (as per the approved Olympic Dam mining lease) provided it is sited within 150m north, and 50m south, of the existing road alignment of Andamooka Road, between the eastern boundary of the Roxby Downs (Municipality) and the eastern zone	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
boundary of the Local Infrastructure (Airfield) Zone.				
Excavation and filling Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay. 	None	Design in Rural Areas [Earthworks]: DTS 8.1	None	Hazards (Acid Sulfate Soils): DTS 1.1. Historic Shipwrecks: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Outbuilding (not being a garage) Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay 	None	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 13.1, 13.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: DTS 1.1 Native Vegetation: DTS1.1, 1.2 State Significant Native Vegetation: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Murray Darling Basin Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Protection Area Overlay • Water Resources Overlay 				

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	None	Advertisements [Appearance]: PO 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Flooding): All Historic Shipwrecks: PO 1.1 Key Outback and Rural Routes: PO 8.1, 10.1 Key Railway Crossings: PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation: PO 1.1, 1.2 Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Urban Transport Routes: PO 8.1, 10.1 Water Protection Area: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Agricultural building	[Land Use and Intensity]: PO 1.1 [Built Form and Character]: PO 2.1, 2.2	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Bushfire - General Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Shipwrecks: PO 1.1 Key Outback and Rural Routes: PO 8.1, 10.1 Key Railway Crossings: PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation: PO 1.1, 1.2 Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Urban Transport Routes: PO 8.1, 10.1 Water Protection Area: All Water Resources: All
Carport Outbuilding (in the form of a garage)	None	Clearance from Overhead Powerlines Overlay PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [All Residential Development – Ancillary Development] Overlay PO 13.1, 13.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] Overlay PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access] Overlay PO 3.1, 3.5</p>		<p>Hazards (Acid Sulfate Soils): PO 1.1</p> <p>Historic Shipwrecks Overlay PO 1.1</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Marine Parks (Restricted Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Urban Transport Routes: All Water Protection Area: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	None	None	None	Historic Area: All State Heritage Area: All
Detached dwelling	All	Clearance from Overhead Powerlines Overlay PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems] Overlay PO 6.1 Infrastructure and Renewable Energy Facilities [Water Supply] Overlay PO 11.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Bushfire - General Risk): All Hazards (Bushfire - Medium Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services] Overlay PO 12.1, 12.2</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)] Overlay PO 10.1</p> <p>Site Contamination Overlay PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access] Overlay PO 3.1, 3.5, 3.6</p>		<p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Shipwrecks: PO 1.1</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Resource Extraction Protection Area: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Strategic Infrastructure Gas Pipelines Overlay PO 1.2 Urban Transport Routes Overlay All Water Protection Area: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Dwelling addition	[Built Form and Character] Overlay PO 2.2	Clearance from Overhead Powerlines Overlay PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems] Overlay PO 6.1	None	Airport Building Heights (Aircraft Landing Area) Overlay PO 1.1, 1.2 Building Near Airfields Overlay PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Bushfire - General Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Flooding): All Historic Shipwrecks: PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Watercourses: All Prescribed Wells Area: All Ramsar Wetlands: All Resource Extraction Protection Area: All River Murray Flood Plain: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Strategic Infrastructure Gas Pipelines: PO 1.2 Water Protection Area: All Water Resources: All
Excavation and filling	None	Design in Rural Areas [Earthworks] Overlay PO 8.1	None	Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1.

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Flooding): All Historic Shipwrecks Overlay PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Watercourses: All Prescribed Wells Area: All Ramsar Wetlands: All Resource Extraction Protection Area: All River Murray Flood Plain: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Strategic Infrastructure Gas Pipelines: PO 1.2 Water Protection Area: All Water Resources: All
Farming	None	Interface Between Land Uses [General Land Use Compatibility] Overlay PO 1.2	None	Coastal Areas: All Local Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Water Protection Area: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Fence	None	Design in Rural Areas [All Development – Fences and Walls] Overlay PO 9.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Flooding): All Historic Shipwrecks: PO 1.1 Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Ramsar Wetlands: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Water Protection Area: All Water Resources: All
Outbuilding (not being a garage) Verandah	None	Clearance from Overhead Powerlines Overlay PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [All Residential Development – Ancillary Development] Overlay PO 13.1, 13.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] Overlay PO 12.2</p>		<p>Hazards (Acid Sulfate Soils): PO 1.1</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Shipwrecks: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Water Protection Area: All Water Resources: All
Solar farm	[Land Use and Intensity]	Clearance from Overhead Powerlines Overlay PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>Overlay PO 1.1 [Built Form and Character] Overlay PO 2.1, 2.2</p>	<p>Infrastructure and Renewable Energy Facilities [General] Overlay PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Visual Amenity] Overlay PO 2.1, 2.2, 2.3</p> <p>Infrastructure and Renewable Energy Facilities [Rehabilitation] Overlay PO 3.1</p> <p>Infrastructure and Renewable Energy Facilities [Hazard Management] Overlay PO 4.1, 4.2, 4.3</p> <p>Infrastructure and Renewable Energy Facilities [Electricity Infrastructure and Battery Storage Facilities] Overlay PO 5.1</p>		<p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): PO 1.1</p> <p>Hazards (Flooding): All</p> <p>Historic Shipwrecks: PO 1.1</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities] Overlay PO 7.1</p> <p>Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities (Solar Power)] Overlay PO 9.1, 9.2</p> <p>Infrastructure and Renewable Energy Facilities [Temporary Facilities] Overlay PO 13.1, 13.2</p> <p>Design in Rural Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading] Overlay PO 31.1</p> <p>Interface Between Land Uses [General land use compatibility] Overlay PO 1.2</p>		<p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Strategic Infrastructure Gas Pipelines Overlay: PO 1.2</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration] Overlay PO 4.1</p> <p>Interface Between Land Uses [Solar Reflectivity / Glare] Overlay PO 7.1</p> <p>Transport, Access and Parking [Movement Systems] Overlay PO 1.1, 1.4</p> <p>Transport, Access and Parking [Sightlines] Overlay PO 2.1</p> <p>Transport, Access and Parking [Vehicle Access] Overlay PO 3.1, 3.3, 3.4, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Areas] Overlay PO 6.1, 6.2, 6.6</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Wind farm	[Land Use and Intensity] Overlay PO 1.1 [Built Form and Character] Overlay PO 2.1, 2.2	Clearance from Overhead Powerlines Overlay PO 1.1 Infrastructure and Renewable Energy Facilities [General] Overlay PO 1.1 Infrastructure and Renewable Energy Facilities [Visual Amenity] Overlay PO 2.1, 2.2, 2.3 Infrastructure and Renewable Energy Facilities [Rehabilitation] Overlay PO 3.1 Infrastructure and Renewable Energy Facilities [Hazard Management] Overlay PO 4.1, 4.2, 4.3 Infrastructure and Renewable Energy Facilities [Electricity	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Building Near Airfields: PO 1.1 Coastal Areas: All Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Bushfire - General Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Historic Shipwrecks: PO 1.1 Hazards (Flooding): All Key Outback and Rural Routes: All Key Railway Crossings: PO 1.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Battery Storage Facilities] Overlay PO 5.1</p> <p>Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities] Overlay PO 7.1</p> <p>Infrastructure and Renewable Energy Facilities [Renewable Energy Facilities (Wind Farm)] Overlay PO 8.1, 8.2, 8.3, 8.4, 8.5</p> <p>Infrastructure and Renewable Energy Facilities [Temporary Facilities] Overlay PO 13.1, 13.2</p> <p>Design in Rural Areas [All Non-Residential Development – Wash-down and Waste Loading and Unloading] Overlay PO 31.1</p>		<p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Ramsar Wetlands: All</p> <p>Resource Extraction Protection Area: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [General land use compatibility] Overlay PO 1.2</p> <p>Interface Between Land Uses [Overshadowing] Overlay PO 3.4</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration] Overlay PO 4.1</p> <p>Interface Between Land Uses [Solar Reflectivity / Glare] Overlay PO 7.1</p> <p>Transport, Access and Parking [Movement Systems] Overlay PO 1.1, 1.4</p> <p>Transport, Access and Parking [Sightlines] Overlay PO 2.1</p>		<p>State Significant Native Vegetation: PO 1.1</p> <p>Strategic Infrastructure Gas Pipelines: PO 1.2</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access] Overlay PO 3.1, 3.3, 3.4, 3.8, 3.9 Transport, Access and Parking [Vehicle Parking Areas] Overlay PO 6.1, 6.2, 6.6		
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted	
None Specified	

Assessment Provisions

Desired Outcome (DO)

DO 1

A diverse range of activities from pastoral, grazing and farming activities, agricultural processing and transportation, mining and petroleum (and associated settlement activities), the generation and storage of energy, pipelines or infrastructure, aerospace and defence related facilities (and associated settlement activities), tourism, remote settlements, Aboriginal lands and related rural land activities.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

The productive value of land for a range of rural activities.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- (a) Advertisement
- (b) Agricultural building
- (c) Carport
- (d) Demolition
- (e) Detached dwelling
- (f) Dwelling addition
- (g) Excavation and filling
- (h) Farming
- (i) Intensive animal husbandry
- (j) Outbuilding
- (k) Small-scale ground mounted solar power facility
- (l) Solar farm
- (m) Stock sales yard
- (n) Stock slaughter works
- (o) Tourist accommodation
- (p) Verandah
- (q) Wind farm

Built Form and Character

PO 2.1

Development sited and designed to protect natural features and the conservation value of the area.

DTS/DPF 2.1

None are applicable.

PO 2.2

Large buildings designed and sited to reduce impacts on scenic and rural vistas by:

- (d) having substantial setbacks from boundaries and adjacent public roads
- (e) using low reflective materials and finishes that blend with the surrounding landscape; and
- (f) being located below ridgelines where practicable.

DTS/DPF 2.2

Building are:

- (a) of a height no greater than 2 building levels and 9m; and
- (b) setback at least 40m from any allotment boundary or public road.

Hazard Risk Minimisation

PO 3.1

Habitable buildings designed and sited to manage the risks of natural hazards on personal and public safety and property.

DTS/DPF 3.1

None are applicable.

Procedural Matters (PM)

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Remote Areas Zone Table 3
- (c) wind farm and ancillary development including electricity substation, maintenance sheds, access roads, and connecting power-lines where the base of any wind turbine is 2,000m or less from:
 - (i) an existing dwelling or tourist accommodation that is not associated with the wind farm;
 - (ii) a proposed dwelling or tourist accommodation for which an operable planning consent exists;
 - (iii) the boundaries of any airfield, airport, Local Infrastructure (Airfield) Zone, Settlement Zone, Township Zone or any State Heritage Area Overlay;
- (d) wind monitoring mast and ancillary development.

Residential Park Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created Water Resources Overlay	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>would be adjacent to or abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
Demolition Except where any of the following apply: A State Heritage Place identified in the State Heritage Place Overlay	None.
Internal building work	1 There will be no increase in the total floor area of the building

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Except where any of the following apply: A State Heritage Place identified in the State Heritage Place Overlay	2 There will be no alteration to the external appearance of the building.
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created Water Resources Overlay	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure 10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>11 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>12 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>13 The garage:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>4 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>5 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>6 Total floor area does not exceed 40m²</p> <p>7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>8 Building height - does not exceed 5m</p> <p>9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) 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 abut the proposed wall or structure</p> <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay 	<p>33 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>34 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>35 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Water Resources Overlay Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay Water Resources Overlay	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
Solar photovoltaic panels (roof mounted) Except where any of the following apply: A State Heritage Place identified in the State Heritage Place Overlay	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof <p>Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
Spa pool Swimming pool Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p>not less than 12m in any other case.</p>
<p>Verandah Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay <p>Water Resources Overlay</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 40m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 8 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay <p>Water Resources Overlay</p>	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank is part of a roof drainage system 3 Total floor area - not exceeding 15m² 4 The tank is located wholly above ground 5 Tank height – does not exceed 4m above natural ground level 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system <p>The tank (including any associated pump) is located wholly below the level of the ground.</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay Water Resources Overlay 	

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Carport Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Building Near Airfields Overlay • Coastal Areas Overlay • Environment and Food Production Area Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay 		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Future Road Widening Overlay: All Defence Aviation Area Overlay: 1.1, 1.3 Major Urban Transport Routes Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Major Urban Transport Routes Overlay Murray Darling Basin Overlay Native Vegetation Overlay River Murray Flood Plain Overlay Sloping Land Overlay State Heritage Place Overlay State Significant Native Vegetation Overlay Water Resources Overlay 				
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> Building Near Airfields Overlay 		Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Defence Aviation Area Overlay: 1.1, 1.3

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Coastal Areas Overlay • Environment and Food Production Area Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Major Urban Transport Routes Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay 		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or</p>		<p>Future Road Widening Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay [Environmental Protection]: DTS 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: All</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> River Murray Flood Plain Overlay Sloping Land Overlay State Heritage Place Overlay State Significant Native Vegetation Overlay Water Resources Overlay 		Less –Private Open Space]: DTS 21.1, 21.2, 21.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1		
Excavation and filling Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay 		Design in Urban Areas [Earthworks] DTS 7.1		Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Environment and Food Production Area Overlay
- Hazards (Bushfire – High Risk) Overlay
- Hazards (Bushfire - Medium Risk) Overlay
- Hazards (Bushfire - General Risk) Overlay
- Hazards (Bushfire - Regional) Overlay
- Hazards (Flooding) Overlay
- Major Urban Transport Routes Overlay
- Murray Darling Basin Overlay
- Native Vegetation Overlay
- River Murray Flood Plain Overlay

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Sloping Land Overlay State Heritage Place Overlay State Significant Native Vegetation Overlay Water Resources Overlay 				
Outbuilding (not being a garage) Verandah Except where any of the following apply: <ul style="list-style-type: none"> Building Near Airfields Overlay Coastal Areas Overlay Environment and Food Production Area Overlay 		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Defence Aviation Area Overlay: 1.1, 1.3 Major Urban Transport Routes Overlay [Corner Cut-Offs]: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1

<p>Class of Development</p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<ul style="list-style-type: none"> • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Major Urban Transport Routes Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Prescribed Water Resources Area Overlay • River Murray Flood Plain Overlay 				<p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: All</p> <p>Future Road Widening Overlay: All</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs]: All</p>

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Sloping Land Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Water Resources Overlay

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
<p>Outbuilding (not being a garage)</p> <p>Verandah</p>		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire - Regional) Overlay: All Hazards (Flooding) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>
				<p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Water Resources Overlay: All</p>
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p>		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p> <p>Car parking, Access and Manoeuvrability]: All</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>		<p>Building Near Airfields Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire - Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>
				<p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Water Resources Overlay: All</p>
Demolition of a State or Local Heritage Place	None	None	None	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	<p>Historic Areas: All</p> <p>State Heritage Area: All</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Dwelling addition		<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire - Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p>	<p>(applies only in the area affected by the Subzone)</p>	<p>(applies only in the area affected by the Overlay)</p> <p>Murray Darling Basin Overlay: All Native Vegetation Overlay: All Prescribed Water Resources Area Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Dwelling	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire - Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p>		<p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.3, 9.4, 9.5</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: PO 1.1</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
Excavation and filling		Design in Urban Areas [Earthworks]: PO 7.1	(applies only in the area affected by the Subzone)	Coastal Areas Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire - Regional) Overlay: All Hazards (Flooding) Overlay: All Major Urban Transport Routes Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Prescribed Water Resources Area Overlay: All River Murray Flood Plain Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
				Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Water Resources Overlay: All
Fence		Design in Urban Areas [All Development – Fences and Walls]: PO 8.1		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire - Regional) Overlay: All Hazards (Flooding) Overlay: All Major Urban Transport Routes Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Prescribed Water Resources Area Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
				Water Resources Overlay: All
Land Division	[Site Dimensions and Land Division] All	Land Division in Urban Areas: All		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Environment and Food Production Area Overlay Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				Hazards (Bushfire - Regional) Overlay: All Hazards (Flooding) Overlay: All Major Urban Transport Routes Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Prescribed Water Resources Area Overlay: All River Murray Flood Plain Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Water Resources Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Tree damaging activity				Regulated Trees Overlay: All
All other Code Assessed Development	All	All		All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	With a gross leasable area less than 1000m2.

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Affordable housing opportunities, and associated small-scale services and facilities, in an open landscaped setting.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

A limited range of low-scale, long-term and short-term accommodation predominantly in the form of caravan and camping sites, cabins and transportable dwellings.

DTS 1.1

Development comprises one or more of the following land uses:

Amenity block

Caravan permanently fixed to land

Community facility

Detached dwelling

Indoor recreation facility

Outbuilding

Residential Park

Shop

PO 1.2

Permanent buildings limited to:

- (a) a dwelling (manager's house);
- (b) shop (in association with and ancillary to a residential park);
- (c) community or recreational facility; and
- (d) toilets/amenities.

DTS/DPF 1.2

None are applicable.

PO 1.3

Facilities to support the needs and enjoyment of visitors and occupants (such as shower, toilet and laundry facilities, recreation areas including tennis court, basketball court, playground, swimming pool/spa and the like), provided at scale that is suitable to maintain the open natural character of the area, and ancillary to the primary role of the park.

DTS/DPF 1.3

None are applicable.

PO 1.4

A dwelling in the form of a manager's residence associated with and ancillary to tourist accommodation and tourist facilities to support tourism operations and maximise available accommodation for long term occupants, visitors and travellers.

DTS/DPF 1.4

None are applicable.

PO 1.5

Small scale shop associated with and ancillary to tourist accommodation and tourist facilities to support tourism operations and maximise available accommodation for visitors and travellers.

DTS / DPF 1.5

Other than a change in the use of an existing building that has been lawfully used as a shop, office or consulting room (or any combination thereof), shops, offices and consulting rooms do not exceed 250m² in gross leasable floor area (individually or combined).

Site Dimensions and Land Division

PO 2.1

No additional allotment(s) created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

DTS 2.1

Land division for a lease or license under the Residential Parks Act 2007 where an agreement is made, granted or accepted under that Act.

PO 2.2

Each caravan, cabin and dwelling is provided with adequate space for the occupant's exclusive use to enhance the amenity for travellers being accommodated.

DTS 2.2

Caravan, cabin and dwelling sites that are not less than 100m² in area.

Built Form and Character

PO 3.1

Landscaping used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

DTS 3.1

None are applicable.

PO 3.2

Buildings and structures incorporate a small setback from internal roads to ensure safe internal movement.

DTS 3.2

Every dwelling, annex, caravan fixed to land, recreational facility or amenities building setback at least 1 metre from any internal road.

PO 3.3

Buildings and structures sufficiently setback from any public road to minimise impacts on the streetscape.

DTS 3.3

Every dwelling, annex, caravan fixed to land, recreational facility or amenities building setback at least 6 metre from a public road.

PO 3.4

Buildings and structures setback from the park boundary to minimise impacts on neighbouring properties.

DTS/DPF 3.4

Every dwelling, annex, caravan fixed to land, recreational facility or amenities building setback at least 2 metres from the park boundary.

Procedural Matters (PM)

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (f) the site of the development is adjacent land to land in a different zone
- (g) development identified as "all other code assessed development" in Residential Parks Zone Table 3

Residential Neighbourhood Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	4 Building work is associated with a railway 5 It is situated (or to be situated) on railway land 6 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is 	14 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 15 It is ancillary to a dwelling erected on the site 16 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 17 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 18 Total floor area - does not exceed 40m ² 19 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 20 Building height - does not exceed 5m 21 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 22 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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

<p>altered or a new access is created</p> <ul style="list-style-type: none"> • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>would be adjacent to or abut the proposed wall or structure</p> <p>23 The total roofed area of all existing or proposed buildings on the allotment does not exceed 50% of the area of the allotment</p> <p>24 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>25 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>26 The carport:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Demolition Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>None.</p>
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay 	<p>3 There will be no increase in the total floor area of the building</p> <p>4 There will be no alteration to the external appearance of the building.</p>

<ul style="list-style-type: none"> • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazard (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is 	<p>15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>16 It is detached from and ancillary to a dwelling erected on the site.</p> <p>17 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>18 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>19 Total floor area - does not exceed 40m²</p> <p>20 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>21 Building height - does not exceed 5m</p> <p>22 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p style="margin-left: 40px;">(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p style="margin-left: 40px;">(b) 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</p> <p>23 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p style="margin-left: 40px;">(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p style="margin-left: 40px;">(b) it 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 abut the proposed wall or structure</p> <p>24 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 50%</p> <p>25 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>26 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>27 The garage:</p> <p style="margin-left: 40px;">(a) is located so that vehicle access:</p>

<p>altered or a new access is created</p> <ul style="list-style-type: none"> • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>5 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>25 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>26 It is detached from and ancillary to a dwelling erected on the site</p> <p>27 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>28 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>29 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>30 Total floor area does not exceed 40m²</p> <p>31 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>32 Building height - does not exceed 5m</p> <p>33 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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

	<p>34 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) 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 abut the proposed wall or structure</p> <p>35 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 50%</p> <p>If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>36 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>37 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>38 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</p>
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<p>15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>16 Shade sail consists of permeable material</p> <p>17 The total area of the sail - does not exceed 40m²</p> <p>18 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p>

<ul style="list-style-type: none"> • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>19 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>20 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p style="padding-left: 40px;">In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>7 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>8 Panels and associated components do not overhang any part of the roof</p> <p>Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>66 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>67 It is ancillary to a dwelling erected on the site</p> <p>68 Allotment boundary setback – not less than 1m</p> <p>69 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>70 Location of filtration system from a dwelling on an adjoining allotment:</p> <p style="padding-left: 40px;">(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p>not less than 12m in any other case.</p>
<p>Verandah Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay 	<p>17 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>18 It is ancillary to a dwelling erected on the site</p>

<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<p>19 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>20 Total floor area - does not exceed 40m²</p> <p>21 Post height - does not exceed 3m measured from natural ground level</p> <p>22 Building height - does not exceed 5m</p> <p>23 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>24 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 50%.</p>
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>78 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>79 The tank is part of a roof drainage system</p> <p>80 Total floor area - not exceeding 15m²</p> <p>81 The tank is located wholly above ground</p> <p>82 Tank height – does not exceed 4m above natural ground level</p> <p>83 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>84 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Native Vegetation Overlay 	<p>29 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>The tank (including any associated pump) is located wholly below the level of the ground.</p>

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| <ul style="list-style-type: none">• State Significant Native Vegetation Overlay• Ramsar Wetlands Overlay• Sloping Land Overlay• Water Resources Overlay | |
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Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Carport Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Building Near Airfields Overlay • Character Area Overlay • Character Preservation District Overlay • Future Road Widening Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	[Ancillary Buildings and Structures] DTS 7.1,7.2	Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5		Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Defence Aviation Area Overlay: DTS 1.1, 1.3 Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: 1.1 Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Urban Transport Routes Overlay: All
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> • Building Near Airfields Overlay • Character Area Overlay • Character Preservation District Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay 	[Building Height] DTS 2.1 [Primary Street Setback 3.1] DTS 3.1 [Secondary Street Setback] DTS 4.1 [Side Boundary Setback] DTS 5.1 [Rear Boundary Setback] DTS 6.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1		Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Defence Aviation Area Overlay: DTS 1.1, 1.3 Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1

Class of Development	Deemed-to-Satisfy Development Classification Criteria			
The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Noise and Air Emissions Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Strategic Infrastructure (Gas Pipelines) Overlay • Traffic Generating Development Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	<p>[Site Dimensions and Land Division]: DTS 8.1 [Site Coverage]: DTS 9.1</p>	<p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1</p> <p>Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4</p> <p>Site Contamination: DTS 1.1</p>		<p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: 1.1</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>
<p>Detached Dwelling</p> <ul style="list-style-type: none"> • Except where any of the following apply: • Building Near Airfields Overlay • Character Area Overlay • Character Preservation District Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay 	<p>[Building Height] DTS 2.1 [Primary Street Setback 3.1] DTS 3.1 [Secondary Street Setback] DTS 4.1 [Side Boundary Setback] DTS 5.1 [Rear Boundary Setback] DTS 6.1 [Site Dimensions and Land Division]: DTS 8.1 [Site Coverage]: DTS 9.1</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2</p>		<p>Airport Building Heights (Aircraft Landing Areas) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Key Railway Crossings Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay [Environmental Protection]: DTS 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: 1.1</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Noise and Air Emissions Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Strategic Infrastructure (Gas Pipelines) Overlay • Water Resources Overlay • No minimum allotment size is provided in the Site Dimensions data layer 		Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 23.1, 23.2, 23.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Interface Between Rural Activities]: DTS 9.3, 9.4, 9.5 Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas): DTS 10.1 Site Contamination: DTS 1.1		
Excavation and filling		Design in Urban Areas [All Development – Fences and Walls]: DTS 8.2		Native Vegetation Overlay [Environmental Protection]: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Character Preservation District Overlay • Future Road Widening Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay • No minimum allotment size in the Site Dimensions data layer 				State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1
Outbuilding (not being a garage) Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Areas Overlay • Coastal Areas Overlay 	[Ancillary Buildings and Structures] DTS 7.1,7.2	Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5		Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Defence Aviation Area Overlay: DTS 1.1, 1.3 Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: 1.1 Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Urban Transport Routes Overlay: All

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Class of Development	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p>	<p>[Ancillary Buildings and Structures] PO 7.1,7.2</p>	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p> <p>Car parking, Access and Manoeuvrability]: All</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Area) Overlay :All</p> <p>Airport Building Heights (Regulated) Overlay :All</p> <p>Building Near Airfields Overlay :All</p> <p>Character Area Overlay :All</p> <p>Character Preservation District Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire - Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay : All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
<p>Demolition of a State or Local Heritage Place</p>	<p>None</p>	<p>None</p>	<p>None</p>	<p>Local Heritage Place: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	Historic Areas: All State Heritage Area: All
Dwelling addition	[Building Height] PO 2.1 [Primary Street Setback 3.1] PO 3.1 [Secondary Street Setback] PO 4.1 [Side Boundary Setback] PO 5.1 [Rear Boundary Setback] PO 6.1 [Site Dimensions and Land Division]: PO 8.1 [Site Coverage]: PO 9.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1 Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		Airport Building Heights (Aircraft Landing Area) Overlay :All Airport Building Heights (Regulated) Overlay :All Building Near Airfields Overlay :All Character Area Overlay :All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire - Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay : All Mt Lofty Ranges Catchment (Area 1) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Water Resources Area Overlay: All Ramsar Wetlands Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Detached Dwelling	<p>[Building Height] PO 2.1</p> <p>[Primary Street Setback 3.1] PO 3.1</p> <p>[Secondary Street Setback] PO 4.1</p> <p>[Side Boundary Setback] PO 5.1</p> <p>[Rear Boundary Setback] PO 6.1</p> <p>[Site Dimensions and Land Division]: PO 8.1</p> <p>[Site Coverage]: PO 9.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2</p>		<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay :All</p> <p>Airport Building Heights (Regulated) Overlay :All</p> <p>Building Near Airfields Overlay :All</p> <p>Character Area Overlay :All</p> <p>Character Preservation District Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire - Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay : All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.3, 9.4, 9.5</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas): PO 10.1</p> <p>Site Contamination: PO 1.1</p>		
Excavation and filling		Design in Urban Areas [All Development – Fences and Walls]: PO 8.2		
Fence		Design in Urban Areas [All Development – Fences and Walls]: PO 8.1	None	Airport Building Heights (Aircraft Landing Area) Overlay :All Airport Building Heights (Regulated) Overlay :All Building Near Airfields Overlay :All Character Area Overlay :All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire - Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
				<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>(applies only in the area affected by the Overlay)</p>
				<p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay : All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
Land division	[Site Dimensions and Land Division]: PO 8.1	Land Division in Urban Areas: All	None	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay : All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire - Medium Risk) Overlay: All</p> <p>Hazards (Bushfire - General Risk) Overlay: All</p> <p>Hazards (Bushfire - Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay : All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Ramsar Wetlands Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Tree damaging activity				Regulated Trees Overlay: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All.

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	Restaurant With a gross leasable area less than 200m².

Assessment Criteria (AC)

Desired Outcome (DO)

DO 1

Low or very low density housing within low rise buildings, often together with large outbuildings. Easy access and parking for cars. Considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary. Limited goods, services and facilities that enhance rather than compromise rural residential amenity.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use

PO 1.1

Residential development and supporting uses that are consistent with a spacious and peaceful lifestyle for individual households.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

Ancillary accommodation

Community facility

Dwelling

Educational establishment

Office

Outbuilding

Pre-school

Recreation area

Residential flat building

Retirement facility

Shop

Supported accommodation.

PO 1.2

Shops, consulting rooms and offices of a scale to maintain the amenity of nearby residents.

DTS/DPF 1.2

Other than a change in the use of an existing building that has been lawfully used as a shop, office or consulting room (or any combination thereof), shops, offices and consulting rooms do not exceed 50m² in gross leasable floor area (individually or combined).

PO 1.3

Non-residential development compatible with a residential character and amenity.

DTS/DPF 1.3

None are applicable.

Building Height

PO 2.1

Buildings contribute to a low-rise residential character and complement the height of nearby buildings.

DTS/DPF 2.1

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

- (c) 2 building levels and 9m from the top of the footings; and
- (d) wall height that is no greater than 7m from the top of the footings, except in the case of a gable end.

Primary Street Setback

PO 3.1

Buildings that are set back from primary street boundaries to complement existing streetscape character and provide space for vegetation.

DTS 3.1

Buildings are set back from the primary street boundaries at least:

- (a) the average of existing buildings on the adjoining sites which face the same street;
- (b) in relation to a site on the corner of two streets or adjacent a public space or thoroughfare, at least the distance of existing buildings on the adjacent site or the closest site away from the corner, public space or thoroughfare that contains a building facing the same primary street without crossing another street, public space or thoroughfare; or
- (c) 10m where no building exists on one or both of the adjoining sites which face the same street.

Secondary Street Setback

PO 4.1

Buildings are set back from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.

DTS 4.1

Buildings are set back at least 4m 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 4m, the distance of that dwelling from the boundary with the secondary street (being, if relevant, the lesser of the 2 distances).

Side Boundary Setback

PO 5.1

Buildings are set back from side boundaries to allow maintenance and access around buildings and minimise impacts on adjoining properties.

DTS 5.1

Buildings are set back from the side boundaries at least 2m.

Rear Boundary Setback

PO 6.1

Buildings that are set back from rear boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality;
- (b) access to natural light and ventilation for neighbours;
- (c) open space recreational opportunities; and

- (d) space for landscaping and vegetation.

DTS 6.1

Buildings are set back from the rear boundary at least 6m.

Ancillary Buildings and Structures

PO 7.1

Residential ancillary buildings and structures sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.

DTS 7.1

Ancillary buildings and structures:

- (a) are ancillary to a dwelling erected on the site;
- (b) are not being constructed, added to or altered so that any part is situated:
 - (i) in front of any part of the building line of the dwelling to which it is ancillary; or
 - (ii) within 4m of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads); or
 - (iii) within 2m of a side boundary;
- (c) in the case of a garage or carport, has a primary street setback that is at least as far back as the dwelling;
- (d) not exceed 10m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street;
- (e) have a wall height or post height not exceeding 4m above natural ground level;
- (f) have a roof height where no part of the roof is more than 5m above the natural ground level; and
- (g) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.

PO 7.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.

DTS/DPF 7.2

Ancillary buildings and structures do not result in:

- (a) less private open space than specified in Residential Liveability Table 1 - Private Open Space;
- (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - Off-street Car Parking Requirements; and
- (c) the total roofed floor area of all existing or proposed ancillary building(s) or structure(s) exceeding 100m².

Site Dimensions and Land Division

PO 8.1

Allotments/sites created for residential purposes that are of suitable size and dimension to contribute to a pattern of development consistent to the locality.

DTS/DPF 8.1

Development accords with the following:

- (a) for sites connected to mains sewer or Community Wastewater Management System, site areas (or allotment areas in the case of land division) are not less than the minimum allotment area specified in the Minimum Allotment Size Technical and Numeric Variation Overlay;

- (b) for sites without connection to mains sewer or Community Wastewater Management System, site areas (or allotment areas in the case of land division) are not less than the greater of:
 - i. 1200m²; or
 - ii. the minimum allotment area specified in the Minimum Allotment Size Technical and Numeric Variation Overlay; and
- (c) site frontages not less than 20m.

Site Coverage

PO 9.1

Building footprints consistent with a low-density residential character and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.

DTS/DPF 9.1

The development will not result in a total roofed area (excluding eaves of a dwelling) on the site exceeding 60%.

External Appearance of Group Dwellings, Residential Flat Buildings and Battle-axe Development

PO 10.1

Residential flat buildings are of an appropriate scale with larger buildings divided and separated into smaller forms to:

- (a) achieve a mass and scale that better relates to a low-rise suburban character;
- (b) limit visual impact and provide appropriate outlook for occupants; and
- (c) provide adequate space around buildings for light, ventilation and landscaping.

DTS/DPF 24.1

Residential Flat Buildings that are 2 or more storeys:

- (a) have a building depth or length no greater than 20m; and
- (b) are setback at least 4m from other dwellings or other residential flat buildings.

PO 10.2

Services including gas and water meters conveniently located and screened from public view.

DTS/DPF 10.2

None are applicable.

Concept Plans

PO 11.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the Concept Plans Technical and Numeric Variation Overlay.

DTS/DPF 11.1

None are applicable.

Notification of Performance assessed development

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone;
- (b) development identified as "all other code assessed development" in Residential Neighbourhood Zone Table 3;
- (c) more than one dwelling per allotment;
- (d) building exceeding 2 building levels (over 9m) in height;
- (e) Development involving the creation of four or more additional dwellings;
- (f) Shop, office or consulting room greater than 250m² in floor area (individually or combined) where located on a collector or higher order road;
- (g) Shop, office or consulting room greater than 100m² in floor area and provided it is not located adjacent to an existing commercial activity; or
- (h) dwellings that do not satisfy DTS/DPF 2.1, 3.1, 4.1, 5.1, and 6.1
- (i) Any development that is classified (either partly or wholly) as 'All other development' in the Assessment Table.

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Resource Extraction Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Carpport Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>79 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>80 It is ancillary to an office erected on the site</p> <p>81 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>82 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>83 Total floor area - does not exceed 40m²</p> <p>84 Post height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>85 Building height - does not exceed 5m</p> <p>86 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 <p>87 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

	<p>(b) it 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 abut the proposed wall or structure</p> <p>88 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>89 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>90 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>91 The carport:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Historic Shipwreck identified in the Historic Shipwrecks Overlay 	<p>13 There will be no increase in the total floor area of the building</p> <p>14 There will be no alteration to the external appearance of the building.</p>

<ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	
<p>Farming</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Mount Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 There is no excavation or filling of land 2 Does not involve the erection, construction or alteration of, or addition to, any building or structure 3 Does not involve the clearance of native vegetation.
<p>Protective tree netting structure</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Protection Area Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 36 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 37 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) 38 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour 39 In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire – Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <ul style="list-style-type: none"> (k) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or

	<p>(l) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site</p> <p>40 No part of the netting canopy of the protective tree netting structure:</p> <p>(k) will cover native vegetation; or</p> <p>(l) will be within 5m of a road (including any road reserve)</p> <p>41 The points of attachment of any cables will not be located:</p> <p>(k) outside the boundaries of the site; or</p> <p>(l) within a watercourse (within the meaning of the Natural Resources Management Act 2004)</p> <p>42 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:</p> <p>(j) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling</p> <p>(k) in any other case, no part of the netting canopy is within 15m of the dwelling.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>50 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>51 Panels and associated components do not overhang any part of the roof</p> <p>52 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Water tank (above ground) Except where any of the following apply Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<p>85 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>86 The tank is part of a roof drainage system</p> <p>87 Total floor area - not exceeding 15m²</p> <p>88 The tank is located wholly above ground</p> <p>89 Tank height – does not exceed 4m above natural ground level</p> <p>90 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p>

<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>91 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>30 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>31 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay 	None	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Transport Routes: All Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Non-stop Corridor Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Protection Area Overlay • Water Resources Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Agricultural building Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Transport Routes: All Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Historic Shipwrecks Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Non-stop Corridor Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Traffic Generating Development Overlay Water Protection Area Overlay Water Resources Overlay 				
Office Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay 	[Land Use and Intensity]: DTS 1.1, 1.3	Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5 Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1, 1.2 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Transport Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire - Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay 		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Non-stop Corridor Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Protection Area Overlay • Water Resources Overlay 				

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	[Advertisements]: PO 6.1	Advertisements [Appearance]: PO 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Future Road Widening: PO 1.1

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Hazards (Acid Sulfate Soils): PO 1.1</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Non-stop Corridor: All</p> <p>River Murray Tributaries Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Urban Transport Routes: All Water Protection Area: All Water Resources: All
Agricultural building	None	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Airport Building Heights (Regulated): PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1</p>		<p>Building Near Airfields: PO 1.1, 1.2</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Future Road Widening: PO 1.1</p> <p>Hazards (Acid Sulfate Soils): PO 1.1</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>Historic Shipwrecks: All Key Outback and Rural Routes: All Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Non-stop Corridor: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Area: All or State Heritage Area: All	None	None	None	Historic Area: All State Heritage Area: All
Horse keeping	[Land Use and Intensity]: PO 1.2	Animal Keeping and Horse Keeping [Siting and Design]: PO 1.1, 1.2	None	Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Animal Keeping and Horse Keeping [Horse Keeping]: PO 2.1, 2.2, 2.3, 2.4, 2.5 Animal Keeping and Horse Keeping [Wastes]: PO 4.1,		Native Vegetation: All Prescribed Water Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: All River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Water Protection Area: All Water Resources: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Horticulture	[Land Use and Intensity]: PO 1.2	Interface between Land Uses [General Land Use Compatibility]: PO 1.2 Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface between Land Uses [Interface with Rural Activities]: PO 9.6	None	Coastal Areas: All Local Heritage Place: PO 5.1 Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: All Prescribed Water Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: All River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation: All Water Protection Area: All Water Resources: All
Office	[Land Use and Intensity]: DTS 1.1, 1.3	Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5 Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Future Road Widening: PO 1.1

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		Hazards (Acid Sulfate Soils): PO 1.1 Key Outback and Rural Routes: All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Historic Shipwrecks: All Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Non-stop Corridor: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: PO 1.1</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Store	[Land Use and Intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5 Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1 Design in Urban Areas [Car Parking Appearance]: PO 6.2 Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1, 1.2 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Future Road Widening: PO 1.1 Hazards (Acid Sulfate Soils): PO 1.1 Key Outback and Rural Routes: All Hazards (Bushfire - General Risk): All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>		<p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4 Transport, Access and Parking [Sightlines]: PO 2.1, 2.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		Non-stop Corridor: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Urban Transport Routes: All Water Protection Area: All Water Resources: All
Tree damaging activity	None	None	None	Regulated Tree: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
All other Code Assessed Development	All	All	None	Any Relevant: All: All

Table 4 –Restricted Development Classification

Class of Development	Exclusions
The following Classes of Development are classified as Restricted subject to any 'Exclusions'	
Dwelling	A replacement dwelling
Land division	Boundary realignments

Assessment Provisions

Desired Outcomes (DO)

DO 1

The provision and protection of land for the extraction, production or processing of a mineral, extractive or petroleum resource.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Development is associated with or ancillary to resource extraction and processing.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Office
- Resource extraction operation
- Resource processing facility
- Store

PO 1.2

Undeveloped resource areas accommodate a limited range of low intensity activities to maintain access to future resources.

DTS/DPF 1.2

Development comprises one or more of the following land uses:

- Farming
- Horse keeping
- Horticulture

PO 1.3

Offices are ancillary to and support management and maintenance of a resource extraction or processing facility.

DTS/DPF 1.3

Office:

- (a) ancillary to and located on the same allotment as resource extraction and / or processing operations; and
- (b) with a gross leasable floor area up to 50m².

Land Division

PO 2.1

Land division, including boundary realignment:

- (a) does not further fragment resource areas; and
- (b) creates allotments of suitable size and dimension for compatible activities away from resource areas.

DTS/DPF 2.1

None are applicable.

Fencing

PO 3.1

Fencing is designed to complement the appearance of land and buildings and does not form a dominant visual feature from adjacent areas, roads and thoroughfares.

DTS/DPF 3.1

Fencing exceeding 2.1m in height:

- (a) located behind a façade of an associated building located on the same site; or
- (b) located behind a landscaped area along relevant street frontages; or
- (c) consists of visually permeable materials with landscaping behind.

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Resource Extraction Zone Table 3.

Rural Aquaculture Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	7 Building work is associated with a railway 8 It is situated (or to be situated) on railway land 9 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	27 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 28 It is ancillary to a dwelling erected on the site 29 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 30 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 31 Total floor area - does not exceed 40m ² 32 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 33 Building height - does not exceed 5m 34 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>35 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure <p>36 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>37 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>38 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>39 The carport:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>40 The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
Internal building work	<p>5 There will be no increase in the total floor area of the building</p> <p>6 There will be no alteration to the external appearance of the building.</p>
Outbuilding (in the form of a Garage) Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>29 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>30 It is detached from and ancillary to a dwelling erected on the site.</p> <p>31 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>32 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>33 Total floor area - does not exceed 40m²</p> <p>34 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>35 Building height - does not exceed 5m</p> <p>36 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>(b) 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</p> <p>37 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it 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 abut the proposed wall or structure</p> <p>38 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>39 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>40 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>41 The garage:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>42 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>25 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>26 It is detached from and ancillary to a dwelling erected on the site</p> <p>27 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>28 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>29 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>30 Total floor area does not exceed 40m²</p> <p>31 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>32 Building height - does not exceed 5m</p> <p>33 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>(b) 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</p> <p>34 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) 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 abut the proposed wall or structure</p> <p>35 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>36 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
Private bushfire shelters Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Vegetation Overlay • Water Resources Overlay 	<p>9 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>10 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>11 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>12 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</p>
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay 	<p>22 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	23 Shade sail consists of permeable material 24 The total area of the sail - does not exceed 40m ² 25 No part of the shade sail will be: (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 26 Primary street setback – at least as far back as the building line of the building to which it is ancillary 27 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 28 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
Solar photovoltaic panels (roof mounted)	7 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 8 Panels and associated components do not overhang any part of the roof 9 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
Solar photovoltaic panels (ground mounted) Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay 	9 The system is freestanding rather than attached to a building or other structure. 10 No part of the system:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	(c) is more than 4 metres in height (measured as a height above the natural surface of the ground); (d) is within 100 metres of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and (e) is within 10 metres of a boundary of an allotment containing a dwelling not associated with the system. 11 The generating capacity of the system does not exceed 30 kW 12 Does not result in the clearance of any native vegetation.
Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	25 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 26 It is ancillary to a dwelling erected on the site 27 Primary street setback – as far back as the building line of the building to which it is ancillary 28 Total floor area - does not exceed 40m ² 29 Post height - does not exceed 3m measured from natural ground level 30 Building height - does not exceed 5m 31 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 32 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
Water tank (above ground) Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay 	9 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 10 The tank is part of a roof drainage system 11 Total floor area - not exceeding 15m ² 12 The tank is located wholly above ground

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Water Resources Overlay 	13 Tank height – does not exceed 4m above natural ground level 14 Primary street setback – at least as far back as the building line of the building to which it is ancillary 15 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
Water tank (underground) <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 9 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Coastal Areas Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	None
Carport Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Coastal Areas Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay • Water Resources Overlay 	[Siting and Design] DTS 2.1, 2.2.	Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 13.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2		None
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Coastal Areas Overlay • Hazards (Bushfire - High Risk) Overlay • State Significant Native Vegetation Overlay • Urban Transport Routes Overlay 	[Siting and Design] DTS 2.2.	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Residential Development – External Appearance]: DTS 10.1	None	None
Excavation and filling Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay: All 	None	Design in Rural Areas [Earthworks]: DTS 8.1	None	None
Outbuilding (not being a garage) Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay 	[Siting and Design] DTS 2.2.	Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 13.1, 13.2	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Coastal Areas Overlay State Significant Native Vegetation Overlay 		Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2		

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Advertisement	[Land Use and Intensity] PO 1.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements [Appearance]: PO 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Native Vegetation Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All
Aquaculture	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.1, 2.2. [Environment and Amenity] PO 7.1, 7.2, 7.3, 7.4	Aquaculture: All Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5 Interface Between Land Uses [Air Quality]: PO 5.1, 5.2 Interface Between Land Uses [Light Spill]: PO 6.1 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Native Vegetation Overlay: All Prescribed Wells Area Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		
Carport Outbuilding (in the form of a garage)	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.1, 2.2. [Environment and Amenity] PO 7.4	Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5 Design in Rural Areas [All Residential Development – Ancillary Development]: PO 13.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Native Vegetation Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Detached dwelling	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.1, 2.2. [Dwellings] PO 3.1 [Environment and Amenity] PO 7.4	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1, 10.2 Design in Rural Areas [All Residential Development - Outlook and Amenity] PO 11.1 Design in Rural Areas [All Residential Development - Access and Servicing]: PO 12.1 Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 14.1, 14.2, 14.3 Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 18.3, 18.4, 18.5 Design in Rural Areas [Design of Transportable Dwellings]: PO 20.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Hazards (Bushfire - High Risk) Overlay: All Hazards (Bushfire - Medium Risk) Overlay: All Hazards (Bushfire - General Risk) Overlay: All Hazards (Bushfire - Regional) Overlay: All Native Vegetation Overlay: All Prescribed Wells Area Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		Interface Between Land Uses [Interface Between Rural Activities]: PO 9.6, 9.7 Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas): PO 10.1 Site Contamination: PO 1.1 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6		
Dwelling addition	[Land Use and Intensity] PO 1.1 [Siting and Design] DTS 2.2. [Environment and Amenity] PO 7.4	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Hazards (Bushfire - High Risk) Overlay: All Native Vegetation Overlay: All Prescribed Wells Area Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Excavation and filling	None	Design in Rural Areas [Earthworks]: PO 8.1	None	Coastal Areas Overlay: All Native Vegetation Overlay: All State Significant Native Vegetation Overlay: All Water Resources Overlay: All
Fence	None	Design in Rural Areas [All Development – Fences and Walls]: PO 9.1	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Native Vegetation Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Outbuilding (not being a garage) Verandah	[Land Use and Intensity] PO 1.1	Design in Rural Areas [All Residential Development – Ancillary Development]: PO 13.1, 13.2	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
	[Siting and Design] DTS 2.2. [Environment and Amenity] PO 7.4	Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2		Native Vegetation Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
Small-scale ground mounted Solar Power facility	[Land Use and Intensity] PO 1.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [General]: PO 1.1 Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1 Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1, 4.2, 4.3 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2 Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 13.1, 13.2 Interface Between Land Uses [General land use compatibility]: PO 1.2 Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1	None	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Coastal Areas Overlay: All Native Vegetation Overlay: All State Significant Native Vegetation Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All
All other Code Assessed Development	All	All	None	All

Table 4 –Restricted Development Classification

None specified	

Assessment Provisions

Desired Outcome (DO)

DO 1

Development of facilities and infrastructure that support marine-based aquaculture farms and on-land aquaculture in a manner that protects environmental quality.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

A range of development that supports aquaculture and value adding activities including:

- (i) aquaculture hatcheries and grow out facilities;
- (j) infrastructure works and services;
- (k) industry, cleaning, washing, processing and packaging activities; and
- (l) indoor and outdoor storage and warehousing.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Advertisement
- Aquaculture
- Demolition
- Detached dwelling
- Dwelling addition
- Outbuilding
- Small-scale ground mounted solar power facility
- Verandah

Siting and Design

PO 2.1

Development is provided with suitable vehicle access.

DTS/DPF 2.1

Development is serviced by an all-weather trafficable public road.

PO 2.2

Buildings are generally located on flat land to avoid cut and fill and the associated visual impacts.

DTS/DPF 2.2

New buildings:

- (a) are sited on land with a slope not greater than 10% (1-in-10); and
- (b) do not result excavation and filling of land that is greater than 1.5 metres from natural ground level.

Dwellings

PO 3.1

Residential development is ancillary to, and does not compromise, aquaculture.

DTS/DPF 3.1

Dwellings:

- (a) are located on an allotment which has a demonstrated connection with aquaculture; and
- (b) will not result in more than one dwelling on an allotment.

Offices

PO 4.1

Offices are directly related to an existing aquaculture use.

DTS/DPF 4.1

Offices are ancillary to and located on the same allotment as an aquaculture activity.

Tourist Development

PO 5.1

Tourism development and visitor amenities are associated with an existing aquaculture use.

DTS/DPF 5.1

Tourist development:

- (a) is ancillary to and located on the same allotment as an aquaculture activity;
- (b) does not involve tourist accommodation facilities.

Renewable Energy Facilities

PO 6.1

Small-scale ground mounted solar power facilities support rural production or value adding industries.

DTS/DPF 6.1

Solar power facilities:

- (a) do not generate more than 30KW;
- (b) generates power which is to be used wholly in association with a primary production industry, a value adding industry or local infrastructure facility on the same allotment;
- (c) are setback at least 10m from adjoining allotments in other ownership; and
- (d) are not located within 100m of a dwelling in other ownership.

Environment and Amenity

PO 7.1

Development is sited and designed to minimise visual and off-site nuisance impacts on the surrounding environment.

DTS/DPF 7.1

A landscaped buffer:

- (a) is provided around all boundaries of the allotment; and
- (b) is at least 30m in width.

PO 7.2

External storage areas associated with an aquaculture activity are located and of a size that do not impair the character of the coastline or the visual amenity of the landscape.

DTS/DPF 7.2

Storage areas:

- (a) are setback behind the front facade of buildings that exist on the allotment;
- (b) are sited at least 20m from a side or rear allotment boundary; and
- (c) incorporate a landscaped buffer at least 3m in width around the perimeter of the storage area.

PO 7.3

Wash-down areas associated with an aquaculture activity are located and operated in a manner that avoids adverse impacts on the environment and nearby sensitive receivers.

DTS/DPF 7.3

Wash-down areas:

- (a) are setback behind the front facade of buildings existing on the allotment;
- (b) are constructed with a hard impervious surface;
- (c) are sited at least 20m from a side or rear allotment boundary; and
- (d) incorporate a screen to prevent 'splash-out' or 'over-spray' of water beyond the perimeter of the wash-down area.

PO 7.4

Buildings, structures and plant sited and designed to minimise their visual impact on the landscape.

DTS/DPF 7.4

Buildings, structures and plant:

- (a) are setback at least 20m from the front road boundary
- (b) have a maximum height of 8m; and
- (c) do not result in a site coverage greater than 60%.

Land Division

PO 8.1

Land division, including boundary realignments promotes productive, efficient and sustainable aquaculture.

DTS/DPF 8.1

Allotments have an area not less than 1ha.

Procedural Matters (PM)

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Rural Aquaculture Zone Table 3

Rural Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	<ol style="list-style-type: none"> 1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- Future Road Widening Overlay where an existing access is altered or a new access is created
- Key Railway Crossings Overlay where an existing access is altered or a new access is created
- Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created
- Major Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Non-stop Corridor Overlay where an existing access is altered or a new access is created
- Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Water Resources Overlay

- (b) it 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 abut the proposed wall or structure
- 10 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 11 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors
- 12 The carport:
 - (a) is located so that vehicle access:
 - i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
 - ii. will use a driveway that:
 - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
 - iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and
 - (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and
 - (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access

Demolition

None.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Historic Shipwreck identified in the Historic Shipwrecks Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	
<p>Farming</p>	<ol style="list-style-type: none"> 1 There is no excavation or filling of land 2 Does not involve the erection, construction or alteration of, or addition to, any building or structure 3 Does not involve the clearance of native vegetation
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Shipwreck identified in the Historic Shipwrecks Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Building Near Airfields Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure 10 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors 11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>12 The garage:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>13 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 6 Total floor area does not exceed 60m² 7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8 Building height - does not exceed 5m 9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) 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 abut the proposed wall or structure 11 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Primary street setback – at least as far back as the building to which it is ancillary 3 Secondary street setback – at least 900mm from the boundary of the allotment 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- Historic Area Overlay
- Historic Shipwrecks Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Significant Landscape Protection Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

Protective tree netting structure

Except where any of the following apply:

- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Historic Area Overlay
- Historic Shipwrecks Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- State Significant Native Vegetation Overlay
- Significant Landscape Protection Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)
- 3 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour
- 4 In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire – Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Protection Area Overlay • Water Resources Overlay 	<ul style="list-style-type: none"> (a) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or (b) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site <p>5 No part of the netting canopy of the protective tree netting structure:</p> <ul style="list-style-type: none"> (a) will cover native vegetation; or (b) will be within 5m of a road (including any road reserve) <p>6 The points of attachment of any cables will not be located:</p> <ul style="list-style-type: none"> (a) outside the boundaries of the site; or (b) within a watercourse (within the meaning of the Natural Resources Management Act 2004) <p>7 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:</p> <ul style="list-style-type: none"> (a) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling (b) in any other case, no part of the netting canopy is within 15m of the dwelling.
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay 	<ul style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ul style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- Historic Area Overlay
- Historic Shipwrecks Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Significant Landscape Protection Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment
- 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m
- 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

Solar photovoltaic panels (roof mounted)

Except where any of the following apply:

- Historic Area Overlay
- Local Heritage Place identified in the Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place identified in the State Heritage Place Overlay

- 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof
- 2 Panels and associated components do not overhang any part of the roof
- 3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.

Solar photovoltaic panels (ground mounted)

- 13 The system is freestanding rather than attached to a building or other structure.
- 14 No part of the system:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Historic Area Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay • State Significant Native Vegetation Overlay 	<p>(b) is more than 4 metres in height (measured as a height above the natural surface of the ground);</p> <p>(c) is within 100 metres of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and</p> <p>(d) is within 10 metres of a boundary of an allotment containing a dwelling not associated with the system.</p> <p>15 The generating capacity of the system does not exceed 30 kW</p> <p>16 Does not result in the clearance of any native vegetation.</p>
<p>Spa pool</p> <p>Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Allotment boundary setback – not less than 1m 4 Primary street setback – at least as far back as the building line of the building to which it is ancillary 5 Location of filtration system from a dwelling on an adjoining allotment: <ol style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – as far back as the building line of the building to which it is ancillary 4 Total floor area - does not exceed 60m² 5 Post height - does not exceed 3m measured from natural ground level 6 Building height - does not exceed 5m 7 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

Water Resources Overlay

Water tank (above ground)

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Significant Landscape Protection Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank is part of a roof drainage system
- 3 Total floor area - not exceeding 15m²
- 4 The tank is located wholly above ground
- 5 Tank height – does not exceed 4m above natural ground level
- 6 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 7 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

Water tank (underground)

Except where any of the following apply:

- Character Preservation District Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 The tank (including any associated pump) is located wholly below the level of the ground.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • Water Resources Overlay 	

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Character Area Overlay • Character Preservation Area Overlay • Local Heritage Place Overlay • RAMSAR Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • State Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1 Historic Shipwrecks: DTS 1.1, 1.2 Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Significant Native Vegetation Areas Overlay 				
Agricultural building Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Building Near Airfields Overlay Character Area Overlay Character Preservation District Area Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay RAMSAR Wetlands Overlay 	[Siting and Design] DTS 2.1, 2.2. [Agricultural Buildings] 12.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields Overlay: DTS 1.1, 1.2 Key Outback and Rural Routes: All Key Railway Crossings: DTS 1.1 River Murray Flood Plain: DTS 3.1, 4.3, 5.4, 6.3 Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Significant Landscape Protection Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Water Protection Area Overlay 				
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay 	[Siting and Design] DTS 2.1, 2.2. [Outbuildings, Carports and Verandahs]: DTS 13.2	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Key Outback and Rural Routes: DTS 1.1, 4.1 Key Railway Crossings: DTS 1.1 Native Vegetation: DTS 1.1, 1.2 Water Resources: DTS 1.5
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay 	[Siting and Design] DTS 2.2.	Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Areas): DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – High Risk) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • RAMSAR Wetlands Overlay • Significant Industry Interface Overlay • Significant Landscape Protection Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Water Protection Area Overlay 	[Dwellings]: DTS 5.5	Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Residential Development – External Appearance]: DTS 10.1		Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Coastal Areas: DTS 2.1, 2.2, 2.3, 4.5 Hazards (Bushfire – General Risk): DTS 3.2, 5.1, 5.2 Hazards (Bushfire – Medium Risk): DTS 3.2, 5.1, 5.2 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: DTS 1.1, 4.1 Key Railway Crossings: DTS 1.1 River Murray Flood Plain: DTS 3.1, 3.2, 4.2, 4.4, 6.3 Sloping Land: DTS 3.1, 3.2

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources: DTS 1.5
Excavation and filling Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • RAMSAR Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	Design in Rural Areas [Earthworks]: DTS 8.1	None	Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Significant Native Vegetation Areas Overlay • Water Protection Area Overlay 				
Horse keeping Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Murray-Darling Basin Overlay • RAMSAR Wetlands Overlay • State Significant Native Vegetation Areas Overlay • Water Protection Area Overlay 	[Siting and Design]: DTS 2.2	Animal Keeping and Horse Keeping [Horse Keeping]: DTS 2.2, 2.3, 2.4, 2.5	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Horticulture Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Murray-Darling Basin Overlay • Prescribed Surface Water Area Overlay • RAMSAR Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Water Protection Area Overlay 	[Siting and Design]: DTS 2.2 [Horticulture]: DTS 3.1	Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1	None	Building Near Airfields Overlay: DTS 1.1, 1.2 River Murray Flood Plain: DTS 4.4, 6.3, 7.4

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Industry Store Transport Distribution Warehouse Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Character Area Overlay • Character Preservation District Area Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Murray-Darling Basin Overlay • Prescribed Surface Water Area Overlay • RAMSAR Wetlands Overlay 	[Siting and Design]: DTS 2.1, 2.2 [Rural Industry]: DTS 4.1, 4.2	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [Car Parking Appearance]: DTS 7.4, 7.5 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields Overlay: DTS 1.1, 1.2 Key Outback and Rural Routes: All Key Railway Crossings: DTS 1.1 Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Water Protection Area Overlay 		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay 	[Siting and Design] DTS 2.1, 2.2. [Outbuildings, Carports and Verandahs]: DTS 13.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields Overlay: DTS 1.1, 1.2

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • RAMSAR Wetlands Overlay • Significant Landscape Protection Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Water Protection Area Overlay 				Key Outback and Rural Routes: All Key Railway Crossings: DTS 1.1 Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • RAMSAR Wetlands Overlay 	[Siting and Design] DTS 2.2. [Outbuildings, Carports and Verandahs]: DTS 13.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields Overlay: DTS 1.1, 1.2 Key Outback and Rural Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Significant Landscape Protection Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Water Protection Area Overlay 				Key Railway Crossings: DTS 1.1 Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5
Shop Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Hazards (Bushfire – High Risk) Overlay • Local Heritage Place Overlay • RAMSAR Wetlands Overlay 	[Siting and Design]: DTS 2.1, 2.2 [Shops, Tourism and Function Centres]: DTS 6.1, 6.2 [Adaptive Reuse of Existing Buildings]: DTS 8.1	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [Car Parking Appearance]: DTS 7.4, 7.5 Interface Between Land Uses [Hours of Operation]: DTS 2.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields Overlay: DTS 1.1, 1.2 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Key Railway Crossings: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Significant Landscape Protection Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Water Protection Area Overlay 		Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1, 4.6 Interface Between Lands Uses [Air Quality]: DTS 5.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		River Murray Flood Plain: DTS 3.1, 4.3, 5.4, 6.3 Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		
Tourist accommodation Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Hazards (Bushfire – High Risk) Overlay • Local Heritage Place Overlay • RAMSAR Wetlands Overlay • Significant Industry Interface Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay 	[Siting and Design]: DTS 2.1, 2.2 [Shops, Tourism and Function Centres]: DTS 6.3, 6.4 [Adaptive Reuse of Existing Buildings]: DTS 8.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields Overlay: DTS 1.1, 1.2 Hazards (Acid Sulfate Soils): DTS 1.1 Hazards (Bushfire – General Risk): DTS 3.2, 5.1, 5.2 Hazards (Bushfire – Medium Risk): DTS 3.2, 5.1, 5.2 Key Outback and Rural Routes: All Key Railway Crossings: DTS 1.1 River Murray Flood Plain: DTS 3.1, 4.3, 5.4, 6.3

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Water Protection Area Overlay 				Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5
Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay 	[Siting and Design] DTS 2.2. [Outbuildings, Carports and Verandahs]: DTS 13.2	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Key Outback and Rural Routes: DTS 1.1, 4.1 Key Railway Crossings: DTS 1.1 Water Resources: DTS 1.5

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Land Use and Intensity] PO 1.1 [Built Form and Character]: PO 10.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements [Appearance]: PO 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Historic Shipwrecks: All Local Heritage Place: All Native Vegetation: All RAMSAR Wetlands: All Significant Landscape Protection: All

				<p>Sloping Land: All</p> <p>State Heritage place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Water Protection Areas: All</p> <p>Water Resources: All</p>
Agricultural building	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design] PO 2.1, 2.2.</p> <p>[Built Form and Character]: PO 10.1</p> <p>[Agricultural Buildings] PO 12.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1</p>	None	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Hazard (Flooding): All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Native Vegetation: All</p> <p>RAMSAR Wetlands: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p>

				Water Resources: All
Brewery Cidery Distillery Winery	[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Rural Industry]: PO 4.1, 4.2 [Built Form and Character]: PO 10.1	Beverage Production in Rural Areas: All Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Design in Rural Areas [Earthworks]: PO 8.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Land Uses [Air Quality]: PO 5.1, 5.2 Interface Between Land Uses [Light Spill]: PO 6.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Hazard (Flooding): All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All Hazard (Bushfire – Medium Risk): All Hazard (Bushfire – Regional): All Hazard (Bushfire – Urban Interface): All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Native Vegetation: All RAMSAR Wetlands: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All

		<p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>State Significant Native Vegetation Areas: All</p> <p>Water Resources: All</p>
Carport	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design: PO 2.1, 2.2.</p> <p>[Built Form and Character]: PO 10.1</p> <p>[Outbuildings, Carports and Verandahs]: PO 13.2</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>	None	<p>Character Preservation District : All</p> <p>Hazards (Flooding) : All</p> <p>Historic Area : All</p> <p>Key Outback and Rural Routes : All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place : All</p> <p>Native Vegetation : All</p> <p>Prescribed Watercourses : All</p> <p>Regulated Trees : All</p> <p>Sloping Land : All</p> <p>State Heritage Area : All</p> <p>State Heritage Place: All</p> <p>Significant Landscape Protection : All</p> <p>State Significant Native Vegetation : All</p> <p>Water Protection Area : All</p> <p>Water Resources: All</p>

Demolition	None	None	None	Character Area: All Historic Area: All Local Heritage Place: All State Heritage Area: All State Heritage Place: All
Detached dwelling	[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Dwellings]: PO 5.1, 5.4 [Built Form and Character]: PO 10.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1, 10.2 Design in Rural Areas [All Residential Development - Outlook and Amenity] PO 11.1 Design in Rural Areas [All Residential Development - Access and Servicing]: PO 12.1 Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 14.1, 14.2, 14.3 Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 18.3, 18.4, 18.5 Design in Rural Areas [Design of Transportable Dwellings]: PO 20.1	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – Regional): All Hazards (Bushfire – Urban Interface): All Historic Area: All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Native Vegetation: All Noise and Air Emissions: All

		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.6, 9.7</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas): PO 10.1</p> <p>Site Contamination: PO 1.1 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		<p>Prescribed Surface Water Area: All</p> <p>RAMSAR Wetlands: All</p> <p>Regulated Tree: All</p> <p>Resource Extraction Protection Area: All</p> <p>Significant Industry Interface: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Strategic Infrastructure (Gas Pipelines) : All</p> <p>Water Protection Area : All</p> <p>Water Resources: All</p>
Dwelling addition	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design] DTS 2.2.</p> <p>[Dwellings]: PO 5.5</p> <p>[Built Form and Character]: PO 11.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1</p>	None	<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Flooding): All</p>

				<p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p> <p>Prescribed Surface Water Area: All</p> <p>RAMSAR Wetlands: All</p> <p>Regulated Tree: All</p> <p>Resource Extraction Protection Area: All</p> <p>Significant Industry Interface: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p>
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				Strategic Infrastructure (Gas Pipelines) : All Water Protection Area : All Water Resources: All
Excavation and filling	None	Design in Rural Areas [Earthworks]: PO 8.1	None	Character Preservation District: All Local Heritage Place: All Native Vegetation: All State Significant Native Vegetation: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation: All Water Resources: All
Fence	None	Design in Rural Areas [All Development – Fences and Walls]: PO 9.1	None	Local Heritage Place: All State Heritage Area: All State Heritage Place: All Water Resources: All
Function centre	[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Shops, Tourism and Function	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All

	Centres]: PO 6.5, 6.6 [Built Form and Character]: PO 10.1	Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Design in Rural Areas [Earthworks]: PO 8.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Land Uses [Air Quality]: PO 5.1, 5.2 Interface Between Land Uses [Light Spill]: PO 6.1 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		Character Preservation District: All Coastal Areas: All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All Hazard (Bushfire – Medium Risk): All Hazard (Bushfire – Regional): All Hazard (Bushfire – Urban Interface): All Hazard (Flooding): All Historic Area: All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Native Vegetation: All RAMSAR Wetlands: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation Areas: All Water Resources: All
Horse keeping	[Land Use and Intensity] PO 1.1	Animal Keeping and Horse Keeping [Siting and Design]: PO 1.1, 1.2	None	Murray-Darling Basin: All State Heritage Area : All

	[Siting and Design]: PO 2.2 [Built Form and Character]: PO 10.1	Animal Keeping and Horse Keeping [Horse Keeping]: PO 2.2, 2.3, 2.4, 2.5 Animal Keeping and Horse Keeping [Wastes]: PO 4.1 Interface between Land Use [General Land Use Compatibility] PO 1.2		State Heritage Place: All State Significant Native Vegetation Areas: All Water Resources: All
Horticulture	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.2 [Horticulture]: PO 3.1 [Built Form and Character]: PO 10.1	Interface between Land Uses [General Land Use Compatibility]: PO 1.2 Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface between Land Uses [Air Quality]: PO 5.1 Interface between Land Uses [Interface with Rural Activities]: PO 9.1, 9.6	None	Building Near Airfields: All Murray-Darling Basin: All Prescribed Surface Water Area: All Prescribed Water Resources Area : All Prescribed Watercourses: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation Areas: All Water Protection Area: All Water Resources: All
Industry Store Transport Distribution Warehouse	[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Rural Industry]: PO 4.1, 4.2	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All

	[Built Form and Character]: PO 10.1	<p>Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Hazard (Flooding): All</p> <p>Hazard (Bushfire – General Risk): All</p> <p>Hazard (Bushfire – High Risk): All</p> <p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Regional): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Murray-Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Prescribed Surface Water Area: All</p> <p>RAMSAR Wetlands: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Water Resources: All</p>
Land division	[Land Division] PO 11.1	Land Division in Rural Areas [Design and Layout]: PO 2.2, 2.4, 2.5, 2.6	None	<p>Character Area: All</p> <p>Character Preservation District: All</p>

		<p>Land Division in Rural Areas [Roads and Access]: 3.1, 3.6, 3.7, 3.8, 3.9</p> <p>Land Division in Rural Areas [Infrastructure]: 4.2, 4.3</p> <p>Land Division in Rural Areas [Minor Land Division (Under 20 Allotments) - Water Sensitive Design]: PO 7.1, 7.2</p>		<p>Dwelling Excision: All</p> <p>Environment and Food Production: All</p> <p>Hazard (Bushfire – General Risk): All</p> <p>Hazard (Bushfire – High Risk): All</p> <p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Regional): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Limited Land Division: All</p> <p>Local Heritage Place: All</p> <p>Native Vegetation: All</p> <p>RAMSAR Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Significant Industry Interface: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Gas Pipelines: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p>
Outbuilding (in the form of a garage)	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design] PO 2.1, 2.2.</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>	None	<p>Character Area: All</p> <p>Character Preservation District : All</p> <p>Hazards (Flooding) : All</p> <p>Historic Area : All</p>

	<p>[Built Form and Character]: PO 10.1</p> <p>[Outbuildings, Carports and Verandahs]: PO 13.1</p>			<p>Key Outback and Rural Routes : All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place : All</p> <p>Native Vegetation : All</p> <p>Regulated Trees : All</p> <p>Sloping Land : All</p> <p>State Heritage Area : All</p> <p>State Heritage Place: All</p> <p>Significant Landscape Protection : All</p> <p>State Significant Native Vegetation : All</p> <p>Water Protection Area : All</p> <p>Water Resources: All</p>
<p>Outbuilding (not being a garage)</p>	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design] PO 2.2.</p> <p>[Built Form and Character]: PO 10.1</p> <p>[Outbuildings, Carports and Verandahs]: PO 13.1</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p>	<p>None</p>	<p>Character Area: All</p> <p>Character Preservation District : All</p> <p>Hazards (Flooding) : All</p> <p>Historic Area : All</p> <p>Key Outback and Rural Routes : All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place : All</p> <p>Native Vegetation : All</p> <p>Regulated Trees : All</p> <p>Sloping Land : All</p> <p>State Heritage Area : All</p> <p>State Heritage Place: All</p>

				<p>Significant Landscape Protection : All</p> <p>State Significant Native Vegetation : All</p> <p>Water Protection Area : All</p> <p>Water Resources: All</p>
Shop	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design]: PO 2.1, 2.2</p> <p>[Shops, Tourism and Function Centres]: PO 6.1, 6.2</p> <p>[Adaptive Reuse of Existing Buildings]: PO 8.1</p> <p>[Built Form and Character]: PO 10.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All development – External appearance]: PO 1.5</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p>	None	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Hazard (Flooding): All</p> <p>Hazard (Bushfire – General Risk): All</p> <p>Hazard (Bushfire – High Risk): All</p> <p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Regional): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Native Vegetation: All</p>

		<p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Prescribed Surface Water Area: All</p> <p>RAMSAR Wetlands: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Water Resources: All</p>
<p>Small-scale ground mounted Solar Power facility</p>	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design]: PO 2.1, 2.2</p> <p>[Renewable Energy Facilities]: PO 9.1, 9.2</p> <p>[Built Form and Character]: PO 10.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [General]: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1</p> <p>Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1, 4.2, 4.3</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 13.1, 13.2</p>	<p>None</p>	<p>Character Area: All</p> <p>Character Preservation District : All</p> <p>Hazards (Flooding) : All</p> <p>Historic Area : All</p> <p>Native Vegetation : All</p> <p>Regulated Trees : All</p> <p>Sloping Land : All</p> <p>State Heritage Area : All</p> <p>State Heritage Place: All</p> <p>Significant Landscape Protection: All</p> <p>State Significant Native Vegetation : All</p> <p>Water Resources: All</p>

		<p>Interface Between Land Uses [General land use compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1</p>		
Tourist accommodation	<p>[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2 [Shops, Tourism and Function Centres]: PO 6.3, 6.4 [Adaptive Reuse of Existing Buildings]: PO 8.1 [Built Form and Character]: PO 10.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Tourism Development: All</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>	None	<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Flooding): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p>

				<p>Prescribed Surface Water Area: All</p> <p>RAMSAR Wetlands: All</p> <p>Regulated Tree: All</p> <p>Resource Extraction Protection Area: All</p> <p>Significant Industry Interface: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Strategic Infrastructure (Gas Pipelines) : All</p> <p>Water Protection Area : All</p> <p>Water Resources: All</p>
Verandah	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design] PO 2.2.</p> <p>[Built Form and Character]: PO 10.1</p> <p>[Outbuildings, Carports and</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p>	None	<p>Character Area: All</p> <p>Character Preservation District : All</p> <p>Historic Area : All</p> <p>Local Heritage Place : All</p> <p>Native Vegetation : All</p> <p>Regulated Trees : All</p> <p>Sloping Land : All</p> <p>State Heritage Area : All</p>

	Verandahs]: PO 13.2			State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation : All Water Resources: All
Workers' accommodation	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2 [Dwellings] PO 5.2, 5.3, 5.4 [Adaptive Reuse of Existing Buildings]: PO 8.1 [Built Form and Character]: PO 11.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Workers Accommodation and Settlements: All	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – Regional): All Hazards (Bushfire – Urban Interface): All Historic Area: All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Native Vegetation: All

				<p>Noise and Air Emissions: All</p> <p>Prescribed Surface Water Area: All</p> <p>RAMSAR Wetlands: All</p> <p>Regulated Tree: All</p> <p>Resource Extraction Protection Area: All</p> <p>Significant Industry Interface: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Strategic Infrastructure (Gas Pipelines) : All</p> <p>Water Protection Area : All</p> <p>Water Resources: All</p>
All other Code Assessed Development	All	All	None	All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Dwelling within the Limited Dwelling Overlay	Except where it is a replacement dwelling.
Land Division within the Limited Land Division Overlay	Except where it involves a boundary realignment.
Land Division creating additional allotments for residential purposes within the Significant Industry Interface Overlay	
Renewable energy facility within either the: (a) Significant Landscape Protection Overlay (b) Character Preservation Area Overlay	
Shop	Except where: (a) it 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; or (b) it has a gross leasable floor area less than 250m ² ; or (c) it is a restaurant.

Assessment Provisions

Desired Outcomes (DO)

DO 1

A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.

DO 2

A zone supporting diversification of existing businesses that promote value adding, such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- (a) Advertisement
- (b) Agricultural building
- (c) Brewery
- (d) Carport
- (e) Cidery
- (f) Distillery
- (g) Demolition
- (h) Detached dwelling
- (i) Dwelling addition
- (j) Excavation and filling
- (k) Farming
- (l) Fence
- (m) Horse keeping
- (n) Horticulture

- (o) Industry
- (p) Intensive animal husbandry
- (q) Low intensity animal husbandry
- (r) Outbuilding
- (s) Shop
- (t) Small-scale ground mounted solar power facility
- (u) Tourist accommodation
- (v) Transport distribution
- (w) Verandah
- (x) Warehouse
- (y) Winery

Siting and Design

PO 2.1

Development is provided with suitable vehicle access.

DTS/DPF 2.1

Development is serviced by an all-weather trafficable public road.

PO 2.2

Buildings are generally located on flat land to avoid cut and fill and the associated visual impacts.

DTS/DPF 2.2

Buildings:

- (a) are sited on land with a slope not greater than 10% (1-in-10); and
- (b) do not result excavation and filling of land that is greater than 1.5 metres from natural ground level.

Horticulture

PO 3.1

Horticulture is located and conducted on land that has the physical capability of supporting the activity and in a manner that:

- (a) enhances the productivity of the land for the growing of food and produce in a sustainable manner;
- (b) avoids adverse interface conflicts with other land uses;
- (c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality;

- (d) is sympathetic to surrounding rural landscape character and amenity, where horticulture is proposed to be carried out in an enclosed building such as such as greenhouses.

DTS/DPF 3.1

Horticultural activities:

- (a) are conducted on an allotment with an area of at least 1ha;
- (b) are sited on land with a slope not greater than 10% (1-in10);
- (c) are not conducted within 50m of a watercourse or native vegetation;
- (d) do not involve the clearance of native vegetation;
- (e) abut an existing horticulture activity;
- (f) are not conducted within 100m of a sensitive receiver in other ownership;
- (g) provide for a headland area between plantings and property boundaries of at least 10m in width; and
- (h) where carried out in an enclosed building such as a greenhouse, the building has a total floor area not greater than 250m²;
- (i) in the form of olive growing, is not located within 500 metres of a conservation or national park.

Rural Industry

PO 4.1

Industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, transport distribution or similar activities:

- (a) are directly related to and add value to primary production and/or commodities and materials sourced from rural areas; and
- (b) realise efficiencies in primary production.

DTS/DPF 4.1

Industries, storage, warehousing and transport distribution activities:

- (a) are directly related to and ancillary to a primary production use on the same or adjoining allotment;
- (b) are located on an allotment not less than 20ha in area;
- (c) have a total floor area not exceeding 250m².

PO 4.2

Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity.

DTS/DPF 4.2

Buildings and associated activities:

- (a) are setback at least 100m from all road and allotment boundaries;
- (b) are not sited within 200m of a sensitive receiver in other ownership;
- (c) have building height not greater than 10m above natural ground level; and
- (d) incorporate the loading and unloading of vehicles within the confines of the allotment.

Dwellings

PO 5.1

Residential development is ancillary to, and does not compromise, primary production.

DTS/DPF 5.1

Dwellings:

- (a) are located on an allotment with an area not less than that specified in the *Minimum Allotment Size Technical and Numeric Variation Overlay*;
- (b) are located on and have a demonstrated connection with an allotment used for primary production or value adding; will not result in more than one dwelling on an allotment.

PO 5.2

Development creating a second dwelling on an allotment should not compromise primary production and value adding industries, or result in the fragmentation of land.

DTS/DPF 5.2

A secondary dwelling on an allotment is:

- (a) located within 20 metres of an existing dwelling on the same allotment;
- (b) utilises existing infrastructure and vehicle access used by an existing dwelling; and
- (c) located on an allotment not less than 40ha in area.

PO 5.3

Residential development resulting in more than one dwelling on an allotment:

- (a) supports aging in place for the owner of the allotment;
- (b) is in the form of a manager's residence or workers' accommodation;

- (c) is located within 20 metres of an existing dwelling on the same allotment;
- (d) does not compromise primary production or value adding industries;
- (e) utilises existing infrastructure and vehicle access used by an existing dwelling

DTS/DPF 5.3

None are applicable.

PO 5.4

Dwellings are sited, designed and of a scale that maintains a pleasant rural character and amenity.

DTS/DPF 5.4

Dwellings:

- (a) are setback from all allotment boundaries by at least 40m;
- (b) do not exceed 2 building levels and 9 metres measured from the top of the footings; and
- (c) have a wall height that is no greater than 6 metres.

PO 5.5

Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity.

DTS/DPF 5.5

Additions or alterations to an existing dwelling:

- (a) are setback behind the main façade of the existing dwelling;
- (b) do not exceed 2 building levels and 9 metres measured from the top of the footings; and
- (c) have a wall height that is no greater than 6 metres.

Shops, Tourism and Function Centres

PO 6.1

Shops are associated with an existing primary production use or value adding industry within the region.

DTS/DPF 6.1

Shops:

- (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or value adding;
- (b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or from the region;
- (c) have a gross leasable floor area not exceeding 100m²;

- (d) have an area for the display of produce or goods external to a building not exceeding 25m².

PO 6.2

Shops that are proposed in new buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.

DTS/DPF 6.2

Shops in new buildings:

- (a) are setback from all allotment boundaries by at least 40m;
- (b) are not sited within 100m of a sensitive receiver in other ownership; and
- (c) have a building height that does not exceed 7m above natural ground level.

PO 6.3

Tourist accommodation is associated with the primary use of the land for primary production or value adding industry.

DTS/DPF 6.3

Tourist accommodation:

- (a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or value adding;
- (b) in relation to the area used for accommodation, does not exceed 100m².

PO 6.4

Tourist accommodation proposed in a new building or buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.

DTS/DPF 6.4

Tourist accommodation in new buildings:

- (a) is setback from all allotment boundaries by at least 40m; and
- (b) have a building height that does not exceed 7m above natural ground level.

PO 6.5

Function centres are associated with the primary use of the land for primary production or value adding industry.

DTS/DPF 6.5

Function centres:

- (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or value adding;
- (b) do not result in more than 75 seats for customer dining purposes.

PO 6.6

Function centres are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.

DTS/DPF 6.6

Function centres:

- (a) are located on an allotment having an area of at least 5ha;
- (b) are setback from all property boundaries by at least 40m;
- (c) are not sited within 100m of a sensitive receiver in other ownership; and
- (d) have a building height that does not exceed 9m above natural ground level.

Offices

PO 7.1

Offices are directly related to and associated with the primary use of the land for primary production or value adding industry

DTS/DPF 7.1

Offices:

- (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or value adding;
- (b) have a gross leasable floor area not exceeding 100m².

Adaptive Reuse of Existing Buildings

PO 8.1

Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.

DTS/DPF 8.1

Development within an existing building is for:

- (a) a shop;
- (b) office; or
- (c) tourist accommodation.

Renewable Energy Facilities

PO 9.1

Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production.

DTS/DPF 9.1

None are applicable.

PO 9.2

Small-scale ground mounted solar power facilities support rural production or value adding industries.

DTS/DPF 9.2

Solar power facilities:

- (a) do not generate more than 30KW;
- (b) generate power which is to be used wholly in association with a primary production industry, a value adding industry or local infrastructure facility on the same allotment;
- (c) do not have a panel size exceeding 80m² or 4m in height per structure;
- (d) do not involve more than 2 panel structures per allotment;
- (e) are setback at least 10m from adjoining allotments in other ownership; and
- (f) are not located within 100m of a dwelling in other ownership.

Built Form and Character

PO 10.1

Large buildings designed and sited to reduce impacts on scenic and rural vistas by:

- (a) having substantial setbacks from boundaries and adjacent public roads;
- (b) using low reflective materials and finishes that blend with the surrounding landscape; and
- (c) being located below ridgelines

DTS/DPF 10.1

None are applicable.

Land Division

PO 11.1

Land division, including boundary realignments promotes productive, efficient and sustainable primary production.

DTS/DPF 11.1

Allotments have an area not less than that specified in the *Minimum Allotment Size Technical and Numeric Variation Overlay*.

Agricultural Buildings

PO 12.1

Agricultural buildings and associated activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity.

DTS/DPF 12.1

- (a) Agricultural buildings:
- (b) are located on an allotment having an area of at least 10ha;
- (c) are setback at least 50m from an allotment boundary;
- (d) have a building height not exceeding 10m above natural ground level;
- (e) do not exceed 250m² in total floor area; and
- (f) incorporate the loading and unloading of vehicles within the confines of the allotment.

Outbuildings, Carports and Verandahs

PO 13.1

Outbuildings are sited, designed and of a scale that maintain a pleasant rural character and amenity.

DTS/DPF 13.1

Outbuildings:

- (a) have a primary street setback that is at least as far back as the building to which it is ancillary;
- (b) have a total floor area that does not exceed 150m²;
- (c) have walls that do not exceed 5m in height measured from natural ground level and not including a gable end;
- (d) have a total roof height that does not exceed 6m measured from natural ground level; and
- (e) are limited to no more than 2 outbuildings on the same allotment.

PO 13.2

Carports and verandahs are sited, designed and of a scale that maintain a pleasant rural character and amenity.

DTS/DPF 13.2

Carports and verandahs have a:

- (a) primary street setback that is at least as far back as the building to which it is ancillary;
- (b) total floor area that does not exceed 80m²;
- (c) post height that does not exceed 3m measured from natural ground level and not including a gable end; and
- (d) total roof height that does not exceed 5m measured from natural ground level.

Concept Plans

PO 14.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the *Concept Plans Technical and Numeric Variation Overlay*.

DTS 14.1

None are applicable

Procedural Matters (PM)

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent to land in a different zone
- (b) development identified as "all other code assessed development" in Rural Zone Table 3
- (c) detached dwelling
- (d) industry, storage, transport distribution and/or warehousing with a total floor area greater than 250m²
- (e) renewable energy facilities other than a solar power facility that does not generate more than 30KW
- (f) shop with a gross leasable area greater than 200m²
- (g) tourist accommodation with a total floor area greater than 200m²
- (h) wind farm
- (i) wind monitoring mast
- (j) workers' accommodation

Rural Horticulture Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing 	13 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 14 It is ancillary to a dwelling erected on the site 15 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 16 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 17 Total floor area - does not exceed 60m ² 18 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 19 Building height - does not exceed 5m 20 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 21 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure <p>22 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>23 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>24 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>25 The carport:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
Farming	1 There is no excavation or filling of land 2 Does not involve the erection, construction or alteration of, or addition to, any building or structure 3 Does not involve the clearance of native vegetation
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • Historic Shipwreck identified in the Historic Shipwrecks Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	15 There will be no increase in the total floor area of the building 16 There will be no alteration to the external appearance of the building.
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Area Overlay 	40 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 41 It is detached from and ancillary to a dwelling erected on the site. 42 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 43 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 44 Total floor area - does not exceed 60m ²

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>45 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>46 Building height - does not exceed 5m</p> <p>47 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 <p>48 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure <p>49 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>50 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>51 The garage:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>52 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay Water Resources Overlay	<p>12 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>13 It is detached from and ancillary to a dwelling erected on the site</p> <p>14 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>15 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>16 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>17 Total floor area does not exceed 60m²</p> <p>18 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>19 Building height - does not exceed 5m</p>

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- 20 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:
 - (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) 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
- 21 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
 - (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
 - (b) 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 abut the proposed wall or structure
- 22 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.

Private bushfire shelters

Except where any of the following apply:

- Hazards (Acid Sulfate Soils) Overlay
- Hazards (Flooding) Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay

- 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 2 Primary street setback – at least as far back as the building to which it is ancillary
- 3 Secondary street setback – at least 900mm from the boundary of the allotment
- 4 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Water Resources Overlay <p>Protective tree netting structure</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Protection Area Overlay • Water Resources Overlay 	<p>8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>9 No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated)</p> <p>10 Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour</p> <p>11 In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire – Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following:</p> <ul style="list-style-type: none"> (c) no part of the protective tree netting structure (including cables and points of attachment of cables (known as "auger" or "anchor" points) will be within 5m of any boundary of the site; or (d) does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site <p>12 No part of the netting canopy of the protective tree netting structure:</p> <ul style="list-style-type: none"> (c) will cover native vegetation; or (d) will be within 5m of a road (including any road reserve) <p>13 The points of attachment of any cables will not be located:</p> <ul style="list-style-type: none"> (c) outside the boundaries of the site; or (d) within a watercourse (within the meaning of the Natural Resources Management Act 2004)

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>14 In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following:</p> <p>(c) if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling</p> <p>(d) in any other case, no part of the netting canopy is within 15m of the dwelling.</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>9 Shade sail consists of permeable material</p> <p>10 The total area of the sail - does not exceed 40m²</p> <p>11 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>12 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>13 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>14 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (ground mounted)</p>	<p>17 The system is freestanding rather than attached to a building or other structure.</p> <p>18 No part of the system:</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place identified in the Local Heritage Place Overlay • Native Vegetation Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay • State Significant Native Vegetation Overlay 	<p>(e) is more than 4 metres in height (measured as a height above the natural surface of the ground);</p> <p>(f) is within 100 metres of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and</p> <p>(g) is within 10 metres of a boundary of an allotment containing a dwelling not associated with the system.</p> <p>19 The generating capacity of the system does not exceed 30 kW</p> <p>20 Does not result in the clearance of any native vegetation.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	<p>4 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>5 Panels and associated components do not overhang any part of the roof</p> <p>6 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is ancillary to a dwelling erected on the site</p> <p>3 Allotment boundary setback – not less than 1m</p> <p>4 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>5 Location of filtration system from a dwelling on an adjoining allotment:</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p>(b) not less than 12m in any other case.</p>
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<p>8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>9 It is ancillary to a dwelling erected on the site</p> <p>10 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>11 Total floor area - does not exceed 40m²</p> <p>12 Post height - does not exceed 3m measured from natural ground level</p> <p>13 Building height - does not exceed 5m</p> <p>14 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p>
<p>Water tank (above ground)</p> <p>Except where any of the following apply</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<p>8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>9 The tank is part of a roof drainage system</p> <p>10 Total floor area - not exceeding 15m²</p> <p>11 The tank is located wholly above ground</p> <p>12 Tank height – does not exceed 4m above natural ground level</p> <p>13 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	14 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
Water tank (underground) <ul style="list-style-type: none"> • Except where any of the following Hazards (Acid Sulfate Soils) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	3 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 4 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • River Murray Flood Plain Overlay • Sloping Land • State Heritage Place Overlay • Water Resources Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections: DTS 1.1 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: DTS 8.1, 10.1 Major Urban Transport Routes: DTS 8.1, 10.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Agricultural building Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • River Murray Flood Plain Overlay • Sloping Land • State Heritage Place Overlay • Water Protection Area Overlay • Water Resources Overlay 	<p>[Siting and Design] DTS 2.1, 2.2. [Agricultural Buildings] 12.1</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1</p>	<p>None</p>	<p>Defence Aviation Area Overlay: DTS 1.1, 1.3</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Key Railway Crossings: DTS 1.1</p> <p>Key Outback and Rural Routes: DTS 8.1, 10.1</p> <p>Major Urban Transport Routes Overlay: DTS 8.1</p> <p>Native Vegetation: DTS 1.1, 1.2</p> <p>State Significant Native Vegetation: DTS 1.1</p> <p>Urban Transport Routes: DTS 8.1, 10.1</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Affordable Housing Overlay • Defence Aviation Area Overlay • Dwelling Excision Overlay • Environment and Food Production Area Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – Urban Interface) Overlay 	[Siting and Design] DTS 2.1, 2.2. [Outbuildings, Carports and Verandahs]: DTS 13.2	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Defence Aviation Area Overlay: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Key Railway Crossings: DTS 1.1 Key Outback and Rural Routes: DTS 8.1, 10.1 Major Urban Transport Routes Overlay: DTS 8.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Key Outback and Rural Routes Overlay • Key Railway Crossings Overlay • Limited Land Division Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Prescribed Water Resources Area Overlay • Prescribed Wells Area Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Regulated Trees Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Strategic Infrastructure (Gas Pipelines) Overlay • Traffic Generating Development Overlay • Urban Transport Routes Overlay • Water Protection Area Overlay Water Resources Overlay				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Affordable Housing Overlay • Defence Aviation Area Overlay • Dwelling Excision Overlay • Environment and Food Production Area Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – Urban Interface) Overlay 	[Siting and Design] DTS 2.2. [Dwellings]: DTS 4.3	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Residential Development – External Appearance]: DTS 10.1	None	Defence Aviation Area Overlay: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Key Railway Crossings: DTS 1.1 Key Outback and Rural Routes: DTS 8.1, 10.1 Major Urban Transport Routes Overlay: DTS 8.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Key Outback and Rural Routes Overlay • Key Railway Crossings Overlay • Limited Land Division Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Prescribed Water Resources Area Overlay • Prescribed Wells Area Overlay 				

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Regulated Trees Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Strategic Infrastructure (Gas Pipelines) Overlay • Traffic Generating Development Overlay • Urban Transport Routes Overlay • Water Protection Area Overlay <p>Water Resources Overlay</p>				
Excavation and filling	None	Design in Rural Areas [Earthworks]: DTS 8.1	None	

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Except where any of the following apply:
- Advertising Near Signalised Intersections Overlay
 - Affordable Housing Overlay
 - Defence Aviation Area Overlay
 - Dwelling Excision Overlay
 - Environment and Food Production Area Overlay
 - Hazards (Acid Sulfate Soils) Overlay
 - Hazards (Bushfire - High Risk) Overlay
 - Hazards (Bushfire - Medium Risk) Overlay
 - Hazards (Bushfire - General Risk) Overlay
 - Hazards (Bushfire – Urban Interface) Overlay

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Key Outback and Rural Routes Overlay • Key Railway Crossings Overlay • Limited Land Division Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Prescribed Water Resources Area Overlay • Prescribed Wells Area Overlay 				

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Regulated Trees Overlay
 - River Murray Flood Plain Overlay
 - River Murray Tributaries Area Overlay
 - Sloping Land
 - State Heritage Place Overlay
 - State Significant Native Vegetation Overlay
 - Strategic Infrastructure (Gas Pipelines) Overlay
 - Traffic Generating Development Overlay
 - Urban Transport Routes Overlay
 - Water Protection Area Overlay
- Water Resources Overlay

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Horse keeping Except where any of the following apply: <ul style="list-style-type: none"> • Defence Aviation Area Overlay • Hazards (Flooding) Overlay • Key Outback and Rural Routes Overlay • Key Railway Crossings Overlay • Limited Land Division Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Prescribed Water Resources Area Overlay 	[Siting and Design]: DTS 2.2	Animal Keeping and Horse Keeping [Horse Keeping]: DTS 2.2, 2.3, 2.4, 2.5	None	None

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Prescribed Wells Area Overlay • Regulated Trees Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Traffic Generating Development Overlay • Urban Transport Routes Overlay • Water Protection Area Overlay • Water Resources Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Horticulture Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Affordable Housing Overlay • Defence Aviation Area Overlay • Dwelling Excision Overlay • Environment and Food Production Area Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – Urban Interface) Overlay 	[Siting and Design]: DTS 2.2 [Horticulture]: DTS 3.1	Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1	None	Building Near Airfields Overlay: DTS 1.1, 1.2

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Key Outback and Rural Routes Overlay • Key Railway Crossings Overlay • Limited Land Division Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Prescribed Water Resources Area Overlay • Prescribed Wells Area Overlay 				

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Regulated Trees Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Strategic Infrastructure (Gas Pipelines) Overlay • Traffic Generating Development Overlay • Urban Transport Routes Overlay • Water Protection Area Overlay • Water Resources Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Murray Darling Basin Overlay • Prescribed Water Resources Area Overlay • Prescribed Wells Area Overlay • Regulated Trees Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land • State Heritage Place Overlay 	[Siting and Design] DTS 2.1, 2.2. [Outbuildings, Carports and Verandahs]: DTS 13.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Defence Aviation Area Overlay: DTS 1.1, 1.3 Key Railway Crossings: DTS 1.1 Key Outback and Rural Routes: DTS 8.1, 10.1 Major Urban Transport Routes Overlay: DTS 8.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Strategic Infrastructure (Gas Pipelines) Overlay • Traffic Generating Development Overlay • Urban Transport Routes Overlay • Water Protection Area Overlay • Water Resources Overlay 				
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Key Outback and Rural Routes Overlay • Key Railway Crossings Overlay • Limited Land Division Overlay 	[Siting and Design] DTS 2.2. [Outbuildings, Carports and Verandahs]: DTS 13.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Defence Aviation Area Overlay: DTS 1.1, 1.3 Key Railway Crossings: DTS 1.1 Key Outback and Rural Routes: DTS 8.1, 10.1 Major Urban Transport Routes Overlay: DTS 8.1 Native Vegetation: DTS 1.1, 1.2

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Prescribed Water Resources Area Overlay • Prescribed Wells Area Overlay • Regulated Trees Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land • State Heritage Place Overlay • Strategic Infrastructure (Gas Pipelines) Overlay • Traffic Generating Development Overlay 				State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Water Protection Area Overlay • Water Resources Overlay 				
Shop Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Affordable Housing Overlay • Defence Aviation Area Overlay • Dwelling Excision Overlay • Environment and Food Production Area Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire - High Risk) Overlay 	[Siting and Design]: DTS 2.1, 2.2 [Shops and Tourist Accommodation]: DTS 6.1, 6.2 [Adaptive Reuse of Existing Buildings]: DTS 7.1	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [Car Parking Appearance]: DTS 7.4, 7.5 Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1, 4.6 Interface Between Lands Uses [Air Quality]: DTS 5.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields Overlay: DTS 1.1, 1.2 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Key Railway Crossings: DTS 1.1 Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Limited Land Division Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Prescribed Water Resources Area Overlay 		Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Prescribed Wells Area Overlay • Regulated Trees Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Strategic Infrastructure (Gas Pipelines) Overlay • Traffic Generating Development Overlay • Urban Transport Routes Overlay • Water Protection Area Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Tourist accommodation Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Defence Aviation Area Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay 	[Siting and Design]: DTS 2.1, 2.2 [Shops and , Tourist Accommodation]: DTS 5.3 [Adaptive Reuse of Existing Buildings]: DTS 7.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields Overlay: DTS 1.1, 1.2 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Key Railway Crossings: DTS 1.1 Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Prescribed Water Resources Area Overlay • Prescribed Wells Area Overlay • Regulated Trees Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Strategic Infrastructure (Gas Pipelines) Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Traffic Generating Development Overlay Urban Transport Routes Overlay Water Protection Area Overlay 				
Verandah Except where any of the following apply: <ul style="list-style-type: none"> Hazards (Bushfire - High Risk) Overlay Local Heritage Place Overlay Regulated Trees Overlay River Murray Flood Plain Overlay State Heritage Place Overlay 	[Siting and Design] DTS 2.2. [Outbuildings, Carports and Verandahs]: DTS 13.2	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Defence Aviation Area Overlay: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Key Railway Crossings: DTS 1.1 Key Outback and Rural Routes: DTS 8.1, 10.1 Major Urban Transport Routes Overlay: DTS 8.1 Native Vegetation: DTS 1.1, 1.2 Sloping Land: DTS 3.1, 3.2

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1, 10.1 Water Resources: DTS 1.5

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	None	Clearance from Overhead Powerlines: PO 1.1 Advertisements [Appearance]: PO 1.1, 1.2 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Impacts]: PO 4.1 Advertisements [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Local Heritage Place: All Native Vegetation: All Ramsar Wetlands: All Sloping Land: All State Heritage place: All Water Resources: All
Agricultural Building	[Built Form and Character]: PO 3.1, 3.2	Clearance from Overhead Powerlines: PO 1.1 Design and Siting [Landscaping]: PO 9.1 Design and Siting [Site Earthworks]: PO 12.1	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: PO 1.1, 1.2 Coastal Areas: All Local Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design and Siting [Water Sensitive Design]: PO 13.2, 13.3 Design and Siting [Wash-down and Waste Loading and Unloading]: PO 15.1 Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2 Interface between Land Uses [General Land Use Compatibility]: PO 1.2 Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface between Land Uses [Solar Reflectivity / Glare]: PO 7.1		Native Vegetation: All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Place: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport and Access [Movement Systems]: PO 1.1, 1.3, 1.4, 1.5 Transport and Access [Sightlines]: PO 2.1 Transport and Access [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8 Transport and Access [Vehicle Parking Rates]: PO 5.1 Transport and Access [Vehicle Parking Areas]: PO 6.1, 6.2, 6.6, 6.7		
Brewery Cidery Distillery Winery	[Land Use and Intensity]: PO 1.10 [Built Form and	Beverage Production in Rural Areas: All Clearance from Overhead Powerlines: PO 1.1 Design and Siting [Landscaping]: PO 9.1	None	Airport Building Heights (Aircraft Landing Areas): All Key Outback and Rural Routes: All Local Heritage Place: All Native Vegetation: All Sloping Land: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	Character]: PO 3.1, 3.2	Design and Siting [Site Earthworks]: PO 12.1 Design and Siting [Water Sensitive Design]: PO 13.2, 13.3 Design and Siting [Wash-down and Waste Loading and Unloading]: PO 15.1 Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2 Interface between Land Uses [General Land Use Compatibility]: PO 1.2		State Heritage Place: All Water Protection Areas: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface between Land Uses [Solar Reflectivity / Glare]: PO 7.1</p> <p>Transport and Access [Movement Systems]: PO 1.1, 1.3, 1.4, 1.5</p> <p>Transport and Access [Sightlines]: PO 2.1</p> <p>Transport and Access [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8</p> <p>Transport and Access [Vehicle Parking Rates]: PO 5.1</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport and Access [Vehicle Parking Areas]: PO 6.1, 6.2, 6.6, 6.7		
Carport Verandah	[Built Form and Character]: PO 3.1, 3.9	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Residential Liveability [Ancillary Buildings and Structures]: PO 6.1, 6.2 Transport and Access [Vehicle Access]: PO 3.1, 3.5, 3.6	None	Key Outback and Rural Routes: All Native Vegetation: All Sloping Land: All State Heritage Place: All Water Resources: All
Demolition	None	None	None	Local Heritage Place: All State Heritage Place: All
Detached Dwelling	[Land Use and Intensity]: PO 1.3, 1.4	Clearance from Overhead Powerlines: PO 1.1 Design and Siting [Transportable Buildings]: PO 11.1	[Limited Dwelling Subzone]: PO 1.1	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Built Form and Character]: PO 3.1, 3.6	Design and Siting [Water Sensitive Design]: PO 13.2, 13.3 Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1 Infrastructure and Renewable Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2 Interface between Land Uses [General Land Use Compatibility]: PO 1.1 Interface between Land Uses [Interface with Rural Activities]: PO 9.1, 9.2, 9.3, 9.4, 9.5 Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1		Building Near Airfields: All Coastal Areas: All Hazards (Bushfire - High): All Key Outback and Rural Routes: All Local Heritage Place: All Native Vegetation: All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Place: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Residential Liveability [Amenity]: PO 1.1 Site Contamination: PO 1.1 Transport and Access [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5 Transport and Access [Vehicle Parking Rates]: PO 5.1		
Dwelling addition	[Built Form and Character]: PO 3.7	Clearance from Overhead Powerlines: PO 1.1 Design and Siting [Transportable Buildings]: PO 11.1 Design and Siting [Water Sensitive Design]: PO 13.2, 13.3 Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1 Infrastructure and Renewable Facilities [Water Supply]: PO 11.1	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Local Heritage Place: All Ramsar Wetlands: All River Murray Flood Plain: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2 Interface between Land Uses [Interface with Rural Activities]: PO 9.1, 9.2, 9.3, 9.4, 9.5 Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1 Residential Liveability [Amenity]: PO 1.1 Site Contamination: PO 1.1 Transport and Access [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5 Transport and Access [Vehicle Parking Rates]: PO 5.1		Sloping Land: All State Heritage Place: All Water Resources: All
Excavation and filling	None	Design and Siting [Site Earthworks]: PO 12.1	None	Local Heritage Place: All Native Vegetation: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land: PO 3.1 State Heritage Place Overlay: All Water Resources: All
Fence	None	Design and Siting [Fences, Walls and Retaining Walls]: PO 8.1	None	Sloping Land Overlay: All State Heritage Place Overlay: All Water Resources Overlay: All
Horse Keeping	None	Animal Keeping and Horse Keeping [Siting and Design]: PO: 1.1, 1.2 Animal Keeping and Horse Keeping [Horse Keeping]: PO: 2.1, 2.2, 2.3, 2.4, 2.5 Animal Keeping and Horse Keeping [Wastes]: PO: 4.1	None	Native Vegetation: All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: PO 3.1 State Heritage Place Overlay: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Horticulture	[Land Use and Intensity]: PO 1.1, 1.2, 1.5	Interface between Land Uses [General Land Use Compatibility]: PO 1.2 Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface between Land Uses [Air Quality]: PO 5.1 Interface between Land Uses [Interface with Rural Activities]: PO ??	None	Native Vegetation: All State Heritage Place: All
Land division	[Land Division]: PO 2.1, 2.2	Land Division [General]: PO 1.1, 1.2, 1.3, 1.4, 1.5, 1.6 Land Division [Roads and Access]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7 Land Division [Open Space]: PO 3.1, 3.2, 3.3	[Limited Land Division]: PO 1.1, 1.2 [Dwelling Excision]: PO 1.1, 2.1	Coastal Areas: All Local Heritage Place: All Native Vegetation: All Ramsar Wetlands: All River Murray Flood Plain: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Land Division [Waste Water]: PO 4.1		Water Resources: All
Low Intensity Animal Husbandry	[Land Use and Intensity]: PO 1.3	Animal Keeping and Horse Keeping [Siting and Design]: PO: 1.1, 1.2 Animal Keeping and Horse Keeping [Wastes]: PO: 4.1	None	Native Vegetation: All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: PO 3.1 State Heritage Place Overlay: All Water Resources: All
Outbuilding	[Built Form and Character]: PO 3.1, 3.8	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Residential Liveability [Ancillary Buildings and Structures]: PO 6.1, 6.2	None	Native Vegetation: All Sloping Land: All State Heritage Place: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Shop	<p>[Land Use and Intensity]: PO 1.5, 1.6</p> <p>[Built Form and Character]: PO 3.1, 3.3, 3.4</p>	<p>Advertisements [Appearance]: PO 1.1, 1.2</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2</p> <p>Advertisements [Advertising Content]: PO 3.1</p> <p>Advertisements [Amenity Impacts]: PO 4.1</p> <p>Advertisements [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p> <p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design and Siting [Built Form Context]: PO 2.5</p> <p>Design and Siting [Landscaping]: PO 9.1</p>	None	<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Coastal Areas: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design and Siting [Waste Storage]: PO 10.1 Design and Siting [Site Earthworks]: PO 12.1 Design and Siting [Water Sensitive Design]: PO 13.2, 13.3 Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2 Interface between Land Uses [General Land Use Compatibility]: PO 1.2		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Transport and Access [Movement Systems]: PO 1.1, 1.3, 1.4, 1.5</p> <p>Transport and Access [Sightlines]: PO 2.1</p> <p>Transport and Access [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8</p> <p>Transport and Access [Vehicle Parking Rates]: PO 5.1</p> <p>Transport and Access [Vehicle Parking Areas]: PO 6.1, 6.2, 6.6, 6.7</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Small-scale ground mounted Solar Power facility	[Land Use and Intensity]: PO 1.11, 1.12	Clearance from Overhead Powerlines: PO 1.1 Design and Siting [Site Earthworks]: PO 12.1 Infrastructure and Renewable Facilities [General]: PO 1.1 Infrastructure and Renewable Facilities [Visual Amenity]: PO 2.1 Infrastructure and Renewable Facilities [Hazard Management]: PO 4.1, 4.3 Interface between Land Uses [General Land Use Compatibility]: PO 1.2 Interface between Land Uses [Solar Reflectivity/Glare]: PO 7.1	None	Sloping Land: All State Heritage Place: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Tourist Accommodation	<p>[Land Use and Intensity]: PO 1.6</p> <p>[Built Form and Character]: PO 3.1, 3.5</p>	<p>Advertisements [Appearance]: PO 1.1, 1.2</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2</p> <p>Advertisements [Advertising Content]: PO 3.1</p> <p>Advertisements [Amenity Impacts]: PO 4.1</p> <p>Advertisements [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p> <p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design and Siting [Built Form Context]: PO 2.5</p> <p>Design and Siting [Landscaping]: PO 9.1</p>	None	<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Coastal Areas: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design and Siting [Waste Storage]: PO 10.1 Design and Siting [Site Earthworks]: PO 12.1 Design and Siting [Water Sensitive Design]: PO 13.2, 13.3 Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2 Interface between Land Uses [General Land Use Compatibility]: PO 1.2		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Tourism Development: PO 1.1, 1.2</p> <p>Transport and Access [Movement Systems]: PO 1.1, 1.3, 1.4, 1.5</p> <p>Transport and Access [Sightlines]: PO 2.1</p> <p>Transport and Access [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8</p> <p>Transport and Access [Vehicle Parking Rates]: PO 5.1</p> <p>Transport and Access [Vehicle Parking Areas]: PO 6.1, 6.2, 6.6, 6.7</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Workers' Accommodation	<p>[Land Use and Intensity]: PO 1.1, 1.5, 1.10</p> <p>[Built Form and Character]: PO 3.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design and Siting [Built Form Context]: PO 2.5</p> <p>Design and Siting [Landscaping]: PO 9.1</p> <p>Design and Siting [Waste Storage]: PO 10.1</p> <p>Design and Siting [Site Earthworks]: PO 12.1</p> <p>Design and Siting [Water Sensitive Design]: PO 13.2, 13.3</p> <p>Design and Siting [On-site Wastewater Treatment Systems]: PO 16.1</p>	None	<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Key Outback and Rural Routes: All</p> <p>Native Vegetation: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Transport and Access [Movement Systems]: PO 1.1, 1.3, 1.4, 1.5</p> <p>Transport and Access [Sightlines]: PO 2.1</p> <p>Transport and Access [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport and Access [Vehicle Parking Rates]: PO 5.1 Transport and Access [Vehicle Parking Areas]: PO 6.1, 6.2, 6.6, 6.7		
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Land Use and Intensity] PO 1.1 [Built Form and Character]: PO 10.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements [Appearance]: PO 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Historic Shipwrecks: All Local Heritage Place: All Native Vegetation: All RAMSAR Wetlands: All Significant Landscape Protection: All Sloping Land: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage place: All State Significant Native Vegetation Areas: All Water Protection Areas: All Water Resources: All
Agricultural building	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.1, 2.2. [Built Form and Character]: PO 10.1 [Agricultural Buildings] PO 12.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1 Transport, Access and Parking [Movement Systems]: PO 1.4	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Hazard (Flooding): All Key Outback and Rural Route: All Key Railway Crossings : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: PO 3.1		Local Heritage Place: All Native Vegetation: All RAMSAR Wetlands: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation Areas: All Water Resources: All
Brewery Cidery Distillery Winery	[Land Use and Intensity] PO 1.1, 1.2 [Siting and Design: PO 2.1, 2.2.	Beverage Production in Rural Areas: All Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Built Form and Character]: PO 10.1	Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Design in Rural Areas [Earthworks]: PO 8.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2		Character Area: All Character Preservation District: All Coastal Areas: All Hazard (Flooding): All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All Hazard (Bushfire – Medium Risk): All Hazard (Bushfire – Regional): All Hazard (Bushfire – Urban Interface): All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Native Vegetation: All RAMSAR Wetlands: All Significant Landscape Protection: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Carport	[Siting and Design] PO 2.1, 2.2. [Outbuildings, Carports and Verandahs]: PO 13.2 [Built Form and Character]: PO 10.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5	None	Character Preservation District : All Hazards (Flooding) : All Historic Area : All Key Outback and Rural Routes : All Key Railway Crossings : All Local Heritage Place : All Native Vegetation : All Prescribed Watercourses : All Regulated Trees : All Sloping Land : All State Heritage Area : All State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Protection Area : All Water Resources: All
Demolition	None	None	None	Character Area: All Historic Area: All Local Heritage Place: All State Heritage Area: All State Heritage Place: All
Detached dwelling	[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Dwellings]: PO 4.1, 4.2 [Built Form and Character]: PO 10.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1, 10.2	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [All Residential Development - Outlook and Amenity] PO 11.1</p> <p>Design in Rural Areas [All Residential Development - Access and Servicing]: PO 12.1</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 14.1, 14.2, 14.3</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 18.3, 18.4, 18.5</p>		<p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p> <p>Prescribed Surface Water Area: All</p> <p>RAMSAR Wetlands: All</p> <p>Regulated Tree: All</p> <p>Resource Extraction Protection Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Rural Areas [Design of Transportable Dwellings]: PO 20.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Interface Between Rural Activities]: PO 9.6, 9.7 Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1 Site Contamination: PO 1.1		Significant Industry Interface: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Water Protection Area : All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6		
Dwelling addition	[Land Use and Intensity] PO 1.1 [Siting and Design] DTS 2.2. [Dwellings]: PO 4.3 [Built Form and Character]: PO 10.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – Regional): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire – Urban Interface): All Historic Area: All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Native Vegetation: All Noise and Air Emissions: All Prescribed Surface Water Area: All RAMSAR Wetlands: All Regulated Tree: All Resource Extraction Protection Area: All Significant Industry Interface: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Water Protection Area : All Water Resources: All
Excavation and filling	None	Design in Rural Areas [Earthworks]: PO 8.1	None	Character Preservation District: All Local Heritage Place: All Native Vegetation: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation: All Water Resources: All
Fence	None	Design in Rural Areas [All Development – Fences and Walls]: PO 9.1	None	Local Heritage Place: All State Heritage Area: All State Heritage Place: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Horse keeping	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.2 [Built Form and Character]: PO 10.1	Animal Keeping and Horse Keeping [Siting and Design]: PO 1.1, 1.2 Animal Keeping and Horse Keeping [Horse Keeping]: PO 2.2, 2.3, 2.4, 2.5 Animal Keeping and Horse Keeping [Wastes]: PO 4.1 Interface between Land Use [General Land Use Compatibility] PO 1.2	None	Murray-Darling Basin: All State Heritage Area : All State Heritage Place: All State Significant Native Vegetation Areas: All Water Resources: All
Horticulture	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.2 [Horticulture]: PO 3.1 [Built Form and Character]: PO 10.1	Interface between Land Uses [General Land Use Compatibility]: PO 1.2 Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface between Land Uses [Air Quality]: PO 5.1	None	Building Near Airfields: All Murray-Darling Basin: All Prescribed Surface Water Area: All Prescribed Water Resources Area : All Prescribed Watercourses: All State Heritage Area: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface between Land Uses [Interface with Rural Activities]: PO 9.1, 9.6		State Significant Native Vegetation Areas: All Water Protection Area: All Water Resources: All
Industry Store Warehouse	[Land Use and Intensity] PO 1.1, 1.2 [Siting and Design]: PO 2.1, 2.2. [Built Form and Character]: PO 10.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Hazard (Flooding): All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5</p> <p>Interface Between Land Uses [Air Quality]: PO 5.1, 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p>		<p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Regional): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Murray-Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Prescribed Surface Water Area: All</p> <p>RAMSAR Wetlands: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		Water Resources: All
Land division	[Land Division] PO 11.1	Land Division in Rural Areas [Design and Layout]: PO 2.2, 2.4, 2.5, 2.6 Land Division in Rural Areas [Roads and Access]: 3.1, 3.6, 3.7, 3.8, 3.9 Land Division in Rural Areas [Infrastructure]: 4.2, 4.3 Land Division in Rural Areas [Minor Land Division (Under 20 Allotments) - Water Sensitive Design]: PO 7.1, 7.2	None	Character Area: All Character Preservation District: All Dwelling Excision: All Environment and Food Production: All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All Hazard (Bushfire – Medium Risk): All Hazard (Bushfire – Regional): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazard (Bushfire – Urban Interface): All Historic Area: All Key Outback and Rural Route: All Key Railway Crossings : All Limited Land Division: All Local Heritage Place: All Native Vegetation: All RAMSAR Wetlands: All River Murray Flood Plain: All River Murray Tributaries Area: All Significant Industry Interface: All State Heritage Area: All State Heritage Place: All State Significant Gas Pipelines: All Strategic Infrastructure Gas Pipelines: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Outbuilding (in the form of a garage)	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.1, 2.2. [Built Form and Character]: PO 10.1 [Outbuildings, Carports and Verandahs]: PO 13.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5	None	Character Area: All Character Preservation District : All Hazards (Flooding) : All Historic Area : All Key Outback and Rural Routes : All Key Railway Crossings : All Local Heritage Place : All Native Vegetation : All Regulated Trees : All Sloping Land : All State Heritage Area : All State Heritage Place: All Significant Landscape Protection : All State Significant Native Vegetation : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Protection Area : All Water Resources: All
Outbuilding (not being a garage)	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.2. [Built Form and Character]: PO 10.1 [Outbuildings, Carports and Verandahs]: PO 13.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	None	Character Area: All Character Preservation District : All Hazards (Flooding) : All Historic Area : All Key Outback and Rural Routes : All Key Railway Crossings : All Local Heritage Place : All Native Vegetation : All Regulated Trees : All Sloping Land : All State Heritage Area : All State Heritage Place: All Significant Landscape Protection : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation : All Water Protection Area : All Water Resources: All
Shop	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2 [Shops and Tourist Accommodation]: PO 5.1, 5.2 [Adaptive Reuse of Existing Buildings]: PO 7.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Hazard (Flooding): All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Built Form and Character]: PO 10.1	Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Land Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1 Transport, Access and Parking [Movement Systems]: PO 1.4		Hazard (Bushfire – Medium Risk): All Hazard (Bushfire – Regional): All Hazard (Bushfire – Urban Interface): All Historic Area: All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Native Vegetation: All Prescribed Surface Water Area: All RAMSAR Wetlands: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6		State Significant Native Vegetation Areas: All Water Resources: All
Small-scale ground mounted Solar Power facility	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2 [Renewable Energy Facilities]: PO 9.1, 9.2	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [General]: PO 1.1 Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1	None	Character Area: All Character Preservation District : All Hazards (Flooding) : All Historic Area : All Native Vegetation : All Regulated Trees : All Sloping Land : All State Heritage Area : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Built Form and Character]: PO 10.1	<p>Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1, 4.2, 4.3</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2</p> <p>Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 13.1, 13.2</p> <p>Interface Between Land Uses [General land use compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1</p>		<p>State Heritage Place: All</p> <p>Significant Landscape Protection: All</p> <p>State Significant Native Vegetation : All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Tourist accommodation	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2 [Shops and Tourist Accommodation]: PO 5.3 [Adaptive Reuse of Existing Buildings]: PO 7.1 [Built Form and Character]: PO 10.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2 Tourism Development: All Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – Regional): All Hazards (Bushfire – Urban Interface): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Historic Area: All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Native Vegetation: All Noise and Air Emissions: All Prescribed Surface Water Area: All RAMSAR Wetlands: All Regulated Tree: All Resource Extraction Protection Area: All Significant Industry Interface: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Water Protection Area : All Water Resources: All
Verandah	[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.2. [Built Form and Character]: PO 10.1 [Outbuildings, Carports and Verandahs]: PO 13.2	Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	None	Character Area: All Character Preservation District : All Historic Area : All Local Heritage Place : All Native Vegetation : All Regulated Trees : All Sloping Land : All State Heritage Area : All State Heritage Place: All Significant Landscape Protection : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation : All Water Resources: All
Workers' accommodation	[Land Use and Intensity] PO 1.1 [Siting and Design]: PO 2.1, 2.2 [Adaptive Reuse of Existing Buildings]: PO 7.1 [Workers' Accommodation]: PO 8.1 [Built Form and Character]: PO 10.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Workers Accommodation and Settlements: All		Hazards (Bushfire – Regional): All Hazards (Bushfire – Urban Interface): All Historic Area: All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Native Vegetation: All Noise and Air Emissions: All Prescribed Surface Water Area: All RAMSAR Wetlands: All Regulated Tree: All Resource Extraction Protection Area: All Significant Industry Interface: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place: All State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Water Protection Area : All Water Resources: All
All other Code Assessed Development	All	All	None	All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Dwelling within the Limited Dwelling Overlay	Except where it is a replacement dwelling
Shop	Except where: <ul style="list-style-type: none"> (a) it 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; or (b) it has a gross leasable floor area less than 250m²; or (c) it is a restaurant.

Assessment Provisions

Desired Outcomes (DO)

DO 1

Intensive agriculture in the form of horticulture and associated value adding enterprises and activities.

DO 2

The establishment of appropriately scaled industries for washing, processing, bottling and packaging primary produce and servicing and supporting horticulture.

DO 3

Manage interface conflict between horticulture and other land uses.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

The productive value of horticultural land for a range of agricultural, intensive horticultural activities and associated value adding, processing, warehousing and distribution activities is supported, protected and maintained. The proliferation of dwellings and other land uses that may be sensitive to those activities is avoided.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- (a) Advertisement
- (b) Agricultural building
- (c) Brewery
- (d) Carport
- (e) Cidery
- (f) Distillery
- (g) Demolition
- (h) Detached dwelling
- (i) Dwelling addition
- (j) Excavation and filling
- (k) Fence
- (l) Horse keeping
- (m) Horticulture
- (n) Industry
- (o) Low intensity animal husbandry
- (p) Outbuilding
- (q) Shop
- (r) Small-scale ground mounted solar power facility
- (s) Tourist accommodation
- (t) Transport distribution
- (u) Verandah
- (v) Warehouse
- (w) Workers' accommodation
- (x) Winery

PO 1.2

Promote a wide range of associated or complementary value adding business enterprises including:

- (a) industry, washing, processing, bottling and packaging activities; and
- (b) the sale and consumption of agricultural based products.

DTS/DPF 1.2

None are applicable.

Siting and Design

PO 2.1

Development is provided with suitable vehicle access.

DTS/DPF 2.1

Development is serviced by an all-weather trafficable public road.

PO 2.2

Buildings are generally located on flat land to avoid cut and fill and the associated visual impacts.

DTS/DPF 2.2

Buildings:

- (a) are sited on land with a slope not greater than 10% (1-in-10); and
- (b) do not result excavation and filling of land that is greater than 1.5 metres from natural ground level.

Horticulture

PO 3.1

Horticulture is located and conducted on land that has the physical capability of supporting the activity and in a manner that:

- (a) enhances the productivity of the land for the growing of food and produce in a sustainable manner;
- (b) avoids adverse interface conflicts with other land uses;
- (c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality.

DTS/DPF 3.1

Horticultural activities:

- (a) are conducted on an allotment with an area of at least 1ha;
- (b) are sited on land with a slope not greater than 10% (1-in-10);
- (c) are not conducted within 50m of a watercourse or native vegetation;
- (d) do not involve the clearance of native vegetation
- (e) are not conducted within 100m of a sensitive receiver in other ownership;
- (f) provide for a headland area between plantings and property boundaries of at least 10m in width; and
- (g) in the form of olive growing, is not located within 500 metres of a conservation or national park.

Dwellings

PO 4.1

Residential development is ancillary to, and does not compromise, primary production.

DTS/DPF 4.1

Dwellings:

- (a) are located on an allotment with an area not less than that specified in the *Minimum Allotment Size Technical and Numeric Variation Overlay*
 - (b) are located on and have a demonstrated connection with an allotment used for primary production or value adding;
- will not result in more than one dwelling on an allotment.

PO 4.2

Dwellings are sited, designed and are of a scale that maintains a pleasant rural character and amenity.

DTS/DPF 4.2

Dwellings:

- (a) are setback from all allotment boundaries by at least 40m;
- (b) do not exceed 2 building levels and 9 metres from the top of the footings; and
- (c) have a wall height that is no greater than 6 metres.

PO 4.3

Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity.

DTS/DPF 4.3

Additions or alterations to an existing dwelling:

- (a) are setback behind the main façade of the existing dwelling;
- (b) do not exceed 2 building levels and 9 metres measured from the top of the footings; and
- (c) have a wall height that is no greater than 6 metres.

Shops and Tourist Accommodation

PO 5.1

Shops are associated with an existing primary production or value adding industry.

DTS/DPF 5.1

Shops:

- (a) are ancillary to and located on the same allotment or adjoining allotment used for primary production or value adding;
- (b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or from the region;
- (c) have a gross leasable floor area not exceeding 100m²;
- (d) have an area for the display of produce or goods external to a building not exceeding 25m².

PO 5.2

Shops that are proposed in new buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.

DTS/DPF 5.2

Shops in new buildings:

- (a) are setback from all property boundaries by at least 20m;
- (b) are not sited within 100m of a sensitive receiver in other ownership; and
- (c) have a building height that does not exceed 7m above natural ground level;

PO 5.3

Tourist accommodation:

- (a) is associated with the primary use of the land for primary production or value adding industry;
- (b) makes use of, re-uses and adapts existing buildings; and
- (c) maintains a pleasant rural character and amenity.

DTS/DPF 5.3

Tourist accommodation:

- (a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or value adding;
- (b) re-uses and adapts an existing building; and
- (c) does not result in more than one facility being located on the same allotment.

Offices

PO 6.1

Offices are directly related to and associated with the primary use of the land for primary production or value adding industry

DTS/DPF 6.1

Offices:

- (c) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or value adding;
- (d) have a gross leasable floor area not exceeding 100m².

Adaptive Reuse of Existing Buildings

PO 7.1

Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.

DTS/DPF 7.1

Development within an existing building is for:

- (d) a shop;
- (e) office; or
- (f) tourist accommodation.

Workers' Accommodation

PO 8.1

Workers' accommodation provides short-term accommodation for persons temporarily engaged in the production, management or processing of primary produce.

DTS/DPF 8.1

Workers' accommodation:

- a. is developed on a site at least 2ha in area;
- b. has a total floor area not exceeding 250m²;
- c. is in the form of a single building or part of a cluster of buildings that are physically connected;
- d. amenities accommodate not more than 20 persons at any one time
- e. is setback at least 50m from a road boundary;
- f. is setback at least 40m from a side or rear allotment boundary;
- g. is located within 20m of an existing dwelling on the same allotment; and
- h. does not result in more than one facility being located on the same allotment.

Renewable Energy Facilities

PO 9.1

Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production.

DTS/DPF 9.1

None are applicable.

PO 9.2

Small-scale ground mounted solar power facilities support rural production or value adding industries.

DTS/DPF 9.2

Solar power facilities:

- (a) do not generate more than 30KW;
- (b) generates power which is to be used wholly in association with a primary production industry, a value adding industry or local infrastructure facility on the same allotment;
- (c) do not have a panel size exceeding 80m² or 4m in height per structure;
- (d) do not involve more than 2 panel structures per allotment;
- (e) are setback at least 10m from adjoining allotments in other ownership; and
- (f) are not located within 100m of a dwelling in other ownership.

Built Form and Character

PO 10.1

Large buildings designed and sited to reduce impacts on scenic and rural vistas by:

- (d) having substantial setbacks from boundaries and adjacent public roads;
- (e) using low reflective materials and finishes that blend with the surrounding landscape; and
- (f) being located below ridgelines.

DTS/DPF 10.1

None are applicable.

Land Division

PO 11.1

Land division, including boundary realignments promotes productive, efficient and sustainable horticulture.

DTS/DPF 11.1

Allotments have an area not less than that specified in the *Minimum Allotment Size Technical and Numeric Variation Overlay*

Agricultural Buildings

PO 12.1

Agricultural buildings and associated activities are sited, designed and or a scale that maintains a pleasant rural character and function.

DTS/DPF 12.1

Agricultural buildings:

- (c) are located on an allotment having an area of at least 1ha;
- (d) are setback at least 40m from an allotment boundary;
- (e) have a building height not exceeding 10m above natural ground level;

- (f) do not exceed 200m² in total floor area; and
- (g) incorporate the loading and unloading of vehicles within the confines of the allotment.

Outbuildings, Carports and Verandahs

PO 13.1

Outbuildings are sited, designed and of a scale that maintain a pleasant rural character and amenity.

DTS/DPF 13.1

Outbuildings:

- (a) have a primary street setback that is at least as far back as the building to which it is ancillary;
- (b) have a total floor area that does not exceed 120m²;
- (c) have walls that do not exceed 5m in height measured from natural ground level and not including a gable end;
- (d) have a total roof height that does not exceed 6m measured from natural ground level; and
- (e) are limited to no more than 2 outbuildings on the same allotment.

PO 13.2

Carports and verandahs are sited, designed and of a scale that maintain a pleasant rural character and amenity.

DTS/DPF 13.2

Carports and verandahs have a:

- (c) primary street setback that is at least as far back as the building to which it is ancillary;
- (d) total floor area that does not exceed 80m²;
- (e) post height that does not exceed 3m measured from natural ground level and not including a gable end; and
- (f) total roof height that does not exceed 5m measured from natural ground level.

Procedural Matters (PM)

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent to land in a different zone
- (b) development identified as "all other code assessed development" in Rural Horticulture Zone Table 3
- (c) detached dwelling
- (d) industry, store, transport distribution and/or warehouse with a total floor area greater than 250m²
- (e) shop with a gross leasable floor area greater than 200m²
- (f) tourist accommodation
- (g) workers' accommodation

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Rural Intensive Enterprise Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	4 Building work is associated with a railway 5 It is situated (or to be situated) on railway land 6 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access 	26 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 27 It is ancillary to a dwelling erected on the site 28 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 29 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 30 Total floor area - does not exceed 60m ² 31 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 32 Building height - does not exceed 5m 33 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 34 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>is altered or a new access is created</p> <ul style="list-style-type: none"> • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure <p>35 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>36 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>37 The carport:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
Demolition Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Place identified in the State Heritage Place Overlay 	None.
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Place identified in the State Heritage Place Overlay 	17 There will be no increase in the total floor area of the building 18 There will be no alteration to the external appearance of the building.
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay 	53 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 54 It is detached from and ancillary to a dwelling erected on the site. 55 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 56 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 57 Total floor area - does not exceed 60m ²

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>58 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>59 Building height - does not exceed 5m</p> <p>60 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 <p>61 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure <p>62 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>63 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>64 The garage:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>65 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created 	<p>23 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>24 It is detached from and ancillary to a dwelling erected on the site</p> <p>25 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>26 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>27 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>28 Total floor area does not exceed 60m²</p> <p>29 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>30 Building height - does not exceed 5m</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>31 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 <p>32 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) 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 abut the proposed wall or structure <p>33 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overla 	<p>5 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>6 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>7 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>8 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</p>
<p>Shade sail</p>	<p>15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay 	<p>16 Shade sail consists of permeable material</p> <p>17 The total area of the sail - does not exceed 40m²</p> <p>18 No part of the shade sail will be:</p> <p style="padding-left: 20px;">(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p style="padding-left: 20px;">(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>19 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>20 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>21 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Place identified in the State Heritage Place Overlay 	<p>7 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>8 Panels and associated components do not overhang any part of the roof</p> <p>9 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Solar photovoltaic panels (ground mounted)</p> <p>Except where any of the following apply:</p>	<p>21 The system is freestanding rather than attached to a building or other structure.</p> <p>22 No part of the system:</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Local Heritage Place identified in the Local Heritage Place Overlay • Native Vegetation Overlay • State Heritage Place identified in the State Heritage Place Overlay • State Significant Native Vegetation Overlay 	<p>(h) is more than 4 metres in height (measured as a height above the natural surface of the ground);</p> <p>(i) is within 100 metres of a dwelling not associated with the system (whether the dwelling is on the same allotment as the system or another allotment); and</p> <p>(j) is within 10 metres of a boundary of an allotment containing a dwelling not associated with the system.</p> <p>23 The generating capacity of the system does not exceed 30 kW</p> <p>24 Does not result in the clearance of any native vegetation.</p>
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Water Resources Overlay 	<p>15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>16 It is ancillary to a dwelling erected on the site</p> <p>17 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>18 Total floor area - does not exceed 40m²</p> <p>19 Post height - does not exceed 3m measured from natural ground level</p> <p>20 Building height - does not exceed 5m</p> <p>21 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p>
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay 	<p>15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>16 The tank is part of a roof drainage system</p> <p>17 Total floor area - not exceeding 15m²</p> <p>18 The tank is located wholly above ground</p> <p>19 Tank height – does not exceed 4m above natural ground level</p>

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- Water Resources Overlay

- 20 Primary street setback – at least as far back as the building line of the building to which it is ancillary
- 21 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

Water tank (underground)

Except where any of the following apply:

- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Sloping Land Overlay
- Water Resources Overlay

- 5 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 6 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Local Heritage Place Overlay Significant Landscape Protection Overlay State Heritage Place Overlay State Significant Native Vegetation Areas Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5
Agricultural building Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay 	[Siting and Design] DTS 2.1, 2.2. [Agricultural Buildings] DTS 5.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields Overlay: DTS 1.1, 1.2

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Building Near Airfields Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Water Protection Area Overlay 		Interface between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1		Key Outback and Rural Routes: All Key Railway Crossings: DTS 1.1 Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5
Carport Outbuilding (in the form of a garage) Except where any of the following apply:	[Siting and Design] DTS 2.1, 2.2.	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 13.1. Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Key Outback and Rural Routes: DTS 1.1, 4.1 Key Railway Crossings: DTS 1.1 Native Vegetation: DTS 1.1, 1.2 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Local Heritage Place Overlay State Heritage Place Overlay 		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5		
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> Hazards (Bushfire – High Risk) Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay Significant Industry Interface Overlay Significant Landscape Protection Overlay State Heritage Place Overlay 	[Siting and Design] DTS 2.2.	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Residential Development – External Appearance]: DTS 10.1	None	Airport Building Heights (Aircraft Landing Areas): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: DTS 1.1, 4.1 Key Railway Crossings: DTS 1.1 Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Significant Native Vegetation Areas Overlay • Water Protection Area Overlay 				
Excavation and filling Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Water Protection Area Overlay 	None	Design in Rural Areas [Earthworks]: DTS 8.1	None	Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Outbuilding (not being a garage) Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • Significant Landscape Protection Overlay • State Heritage Place Overlay • State Significant Native Vegetation Areas Overlay • Water Protection Area Overlay 	[Siting and Design] DTS 2.2.	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 13.1. Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields Overlay: DTS 1.1, 1.2 Key Outback and Rural Routes: DTS 8.1, 10.1 Key Railway Crossings: DTS 1.1 Sloping Land: DTS 3.1, 3.2 Water Resources: DTS 1.5

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Land Use and Intensity] PO 1.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements [Appearance]: PO 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Local Heritage Place: All Native Vegetation: All Significant Landscape Protection: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation Areas: All Water Protection Areas: All Water Resources: All

<p>Agricultural building</p>	<p>[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.1, 2.2. [Agricultural Buildings] PO 5.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Interface between Land Uses [Activities Generating Noise or Vibration]: PO 4.1</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1</p>	<p>None</p>	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Hazard (Flooding): All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Native Vegetation: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation Areas: All</p> <p>Water Resources: All</p>
<p>Carport Outbuilding (in the form of a garage)</p>	<p>[Land Use and Intensity] PO 1.1 [Siting and Design] PO 2.1, 2.2.</p>	<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p> <p>Design in Rural Areas [All Residential Development – Ancillary Development]: PO 13.1, 13.2</p>	<p>None</p>	<p>Hazards (Flooding) : All</p> <p>Key Outback and Rural Routes : All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place : All</p> <p>Native Vegetation : All</p> <p>Sloping Land : All</p> <p>State Heritage Place: All</p> <p>Significant Landscape Protection : All</p> <p>State Significant Native Vegetation : All</p> <p>Water Protection Area : All</p> <p>Water Resources: All</p>

Demolition	None	None	None	Local Heritage Place: All State Heritage Place: All
Detached dwelling (in the form of a replacement dwelling or manager's residence).	[Land Use and Intensity] PO 1.1 [Siting and Design: PO 2.1, 2.2. [Dwellings]: PO 3.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1, 10.2 Design in Rural Areas [All Residential Development - Outlook and Amenity] PO 11.1 Design in Rural Areas [All Residential Development - Access and Servicing]: PO 12.1 Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 14.1, 14.2, 14.3 Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: PO 18.3, 18.4, 18.5 Design in Rural Areas [Design of Transportable Dwellings]: PO 20.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Airport Building Heights (Aircraft Landing Areas): All Airport Building Heights (Regulated): All Building Near Airfields: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – Regional): All Hazards (Bushfire – Urban Interface): All Key Outback and Rural Route: All Key Railway Crossings : All Local Heritage Place: All Native Vegetation: All Noise and Air Emissions: All Prescribed Surface Water Area: All Resource Extraction Protection Area: All Significant Industry Interface: All Significant Landscape Protection: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation Areas: All

		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.6, 9.7</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas): PO 10.1</p> <p>Site Contamination: PO 1.1</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p>		<p>Strategic Infrastructure (Gas Pipelines) : All</p> <p>Water Protection Area : All</p> <p>Water Resources: All</p>
Dwelling addition	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design] PO 2.2.</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1</p>	None	<p>Airport Building Heights (Aircraft Landing Areas): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Flooding): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place: All</p> <p>Native Vegetation: All</p>

				Noise and Air Emissions: All Prescribed Surface Water Area: All Resource Extraction Protection Area: All Significant Industry Interface: All Significant Landscape Protection: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation Areas: All Strategic Infrastructure (Gas Pipelines) : All Water Protection Area : All Water Resources: All
Excavation and filling	None	Design in Rural Areas [Earthworks]: PO 8.1	None	Local Heritage Place: All Native Vegetation: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation: All Water Resources: All
Fence	None	Design in Rural Areas [All Development – Fences and Walls]: PO 9.1	None	Local Heritage Place: All State Heritage Place: All Water Resources: All
Land division	[Land Division] PO 4.1	Land Division in Rural Areas [Design and Layout]: PO 2.2, 2.4, 2.5, 2.6 Land Division in Rural Areas [Roads and Access]:3.1, 3.6, 3.7, 3.8, 3.9	None	Dwelling Excision: All Environment and Food Production: All Hazard (Bushfire – General Risk): All Hazard (Bushfire – High Risk): All

		<p>Land Division in Rural Areas [Infrastructure]: 4.2, 4.3</p> <p>Land Division in Rural Areas [Minor Land Division (Under 20 Allotments) - Water Sensitive Design]: PO 7.1, 7.2</p>		<p>Hazard (Bushfire – Medium Risk): All</p> <p>Hazard (Bushfire – Regional): All</p> <p>Hazard (Bushfire – Urban Interface): All</p> <p>Key Outback and Rural Route: All</p> <p>Key Railway Crossings : All</p> <p>Limited Land Division: All</p> <p>Local Heritage Place: All</p> <p>Native Vegetation: All</p> <p>Significant Industry Interface: All</p> <p>State Heritage Place: All</p> <p>State Significant Gas Pipelines: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p>
<p>Outbuilding (not being a garage) Verandah</p>	<p>[Land Use and Intensity] PO 1.1</p> <p>[Siting and Design] PO 2.2.</p>	<p>Design in Rural Areas [All Residential Development – Ancillary Development]: PO 13.1</p>	None	<p>Hazards (Flooding) : All</p> <p>Key Outback and Rural Routes : All</p> <p>Key Railway Crossings : All</p> <p>Local Heritage Place : All</p> <p>Native Vegetation : All</p> <p>Sloping Land : All</p> <p>State Heritage Place: All</p> <p>Significant Landscape Protection : All</p> <p>State Significant Native Vegetation : All</p> <p>Water Protection Area : All</p> <p>Water Resources: All</p>
<p>Small-scale ground mounted Solar Power facility</p>	<p>[Land Use and Intensity] PO 1.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [General]: PO 1.1</p>	None	<p>Native Vegetation : All</p> <p>Sloping Land : All</p> <p>State Heritage Place: All</p> <p>Significant Landscape Protection: All</p>

	[Siting and Design]: PO 2.1, 2.2	<p>Infrastructure and Renewable Energy Facilities [Visual Amenity]: PO 2.1</p> <p>Infrastructure and Renewable Energy Facilities [Hazard Management]: PO 4.1, 4.2, 4.3</p> <p>Infrastructure and Renewable Facilities [Wastewater Services]: PO 12.2</p> <p>Infrastructure and Renewable Energy Facilities [Temporary Facilities]: PO 13.1, 13.2</p> <p>Interface Between Land Uses [General land use compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Solar Reflectivity / Glare]: PO 7.1</p>		<p>State Significant Native Vegetation : All</p> <p>Water Resources: All</p>
All other Code Assessed Development	All	All	None	All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Dwelling	Except where it is a replacement dwelling or manager's residence.

Assessment Provisions

Desired Outcomes (DO)

DO 1

Multi-purpose intensive agricultural production, processing facilities and supporting ancillary industries that are important economic and employment assets to the State.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

The productive value of land for a range of intensive rural activities (such as intensive animal husbandry) and associated value adding processing, processing of animal and food products (including stock slaughter works), washing and packing of produce, bulk commodity storage, feed and hay processing, storage, warehousing and distribution activities is supported, protected and maintained. The proliferation of dwellings and other land uses that may be sensitive to those activities is avoided.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- (b) Advertisement
- (c) Agricultural building
- (d) Demolition
- (e) Intensive animal husbandry
- (f) Industry
- (g) Small-scale ground mounted solar power facility
- (h) Stock sales yard
- (i) Stock slaughter works
- (j) Transport distribution
- (k) Warehouse

Siting and Design

PO 2.1

Development is provided with suitable vehicle access.

DTS/DPF 2.1

Development is serviced by an all-weather trafficable public road.

PO 2.2

Buildings are generally located on flat land to avoid cut and fill and the associated visual impacts.

DTS/DPF 2.2

Buildings:

- (a) are sited on land with a slope not greater than 10% (1-in-10); and
- (b) do not result excavation and filling of land that is greater than 1.5 metres from natural ground level.

Dwellings

PO 3.1

Residential development is not supported in the interest of protecting the long-term continuation of intensive rural industries and activities.

DTS/DPF 3.1

Dwelling is in the form of:

- (a) the replacement of an existing habitable dwelling on the same allotment; or
- (b) a manager's residence.

Land Division

PO 4.1

Land division, including boundary realignments promotes productive, efficient and sustainable intensive rural activities.

DTS/DPF 4.1

Allotments have an area not less than that specified in the *Minimum Allotment Size Technical and Numeric Variation Overlay*.

Agricultural Buildings

PO 5.1

Agricultural buildings developed to support animal keeping, processing, storage and distribution activities.

DTS/DPF 5.1

Agricultural buildings that:

- (a) are located on an allotment having an area of at least 40 hectares;
- (b) are setback at least 40m from an allotment boundary;
- (c) do not result in having a height more than 10m above natural ground level;
- (d) do not exceeding 250m² in floor area; and
- (e) incorporate the loading and unloading of vehicles utilising the building takes place entirely upon the site.

Procedural Matters (PM)

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (h) the site of the development is adjacent to land in a different zone
- (i) development identified as "all other code assessed development" in Rural Intensive Enterprise Zone Table 3
- (j) detached dwelling
- (k) renewable energy facilities
- (l) wind farm
- (m) wind monitoring mast

Rural Shack Settlement Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	7 Building work is associated with a railway 8 It is situated (or to be situated) on railway land 9 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	38 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 39 It is ancillary to a dwelling erected on the site 40 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 41 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 42 Total floor area - does not exceed 40m ² 43 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 44 Building height - does not exceed 5m 45 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 46 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure 47 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment 48 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 49 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors 50 The carport: <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	19 There will be no increase in the total floor area of the building 20 There will be no alteration to the external appearance of the building.
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay 	66 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 67 It is detached from and ancillary to a dwelling erected on the site. 68 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>69 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>70 Total floor area - does not exceed 40m²</p> <p>71 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>72 Building height - does not exceed 5m</p> <p>73 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>74 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it 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 abut the proposed wall or structure</p> <p>75 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>76 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>77 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>78 The garage:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>79 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>34 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>35 It is detached from and ancillary to a dwelling erected on the site</p> <p>36 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>37 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>38 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>39 Total floor area does not exceed 40m²</p> <p>40 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>41 Building height - does not exceed 5m</p> <p>42 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>43 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>(b) 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 abut the proposed wall or structure</p> <p>44 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>45 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
Private bushfire shelters Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>9 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>10 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>11 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>12 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</p>
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>22 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>23 Shade sail consists of permeable material</p> <p>24 The total area of the sail - does not exceed 40m²</p> <p>25 No part of the shade sail will be:</p> <p style="padding-left: 20px;">(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p style="padding-left: 20px;">(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>26 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>27 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>28 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
Solar photovoltaic panels (roof mounted) Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Place identified in the State Heritage Place Overlay 	<p>10 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>11 Panels and associated components do not overhang any part of the roof</p> <p>12 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
Spa pool Swimming pool Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>71 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>72 It is ancillary to a dwelling erected on the site</p> <p>73 Allotment boundary setback – not less than 1m</p> <p>74 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>75 Location of filtration system from a dwelling on an adjoining allotment:</p> <p style="padding-left: 20px;">(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p style="padding-left: 20px;">(b) not less than 12m in any other case.</p>
Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay 	<p>22 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>23 It is ancillary to a dwelling erected on the site</p> <p>24 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>25 Total floor area - does not exceed 40m²</p> <p>26 Post height - does not exceed 3m measured from natural ground level</p> <p>27 Building height - does not exceed 5m</p> <p>28 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p>

Class of Development	Accepted Development Classification Criteria
The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	
<ul style="list-style-type: none"> River Murray Flood Plain Overlay Water Resources Overlay 	29 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.
Water tank (above ground) Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Local Heritage Place Overlay State Heritage Place Overlay Native Vegetation Overlay State Significant Native Vegetation Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Sloping Land Overlay Water Resources Overlay 	22 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 23 The tank is part of a roof drainage system 24 Total floor area - not exceeding 15m ² 25 The tank is located wholly above ground 26 Tank height – does not exceed 4m above natural ground level 27 Primary street setback – at least as far back as the building line of the building to which it is ancillary 28 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.
Water tank (underground) Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Native Vegetation Overlay State Significant Native Vegetation Overlay Ramsar Wetlands Overlay Sloping Land Overlay Water Resources Overlay 	7 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 8 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development	Deemed-to-Satisfy Development Classification Criteria			
The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Provisions referred to are Deemed-to-Satisfy Criteria			
	Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Marine Parks (Restricted Use) Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Sloping Land Overlay State Heritage Place Overlay State Significant Native Vegetation Overlay Water Protection Area Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: 8.1 Native Vegetation: DTS 1.1 Urban Transport Routes: DTS 8.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Water Resources Overlay 				
Carport Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Key Outback and Rural Routes Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Marine Parks (Restricted Use) Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Sloping Land Overlay State Heritage Place Overlay State Significant Native Vegetation Overlay Water Protection Area Overlay Water Resources Overlay 	[Ancillary Structures]: DTS 6.1	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Native Vegetation: DTS 1.1 Urban Transport Routes: All
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Key Outback and Rural Routes Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Marine Parks (Restricted Use) Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Sloping Land Overlay State Heritage Place Overlay 	[Ancillary Structures]: DTS 6.1	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Native Vegetation: DTS 1.1 Urban Transport Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Significant Native Vegetation Overlay Water Protection Area Overlay Water Resources Overlay 				
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Marine Parks (Restricted Use) Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Sloping Land Overlay State Heritage Place Overlay State Significant Native Vegetation Overlay Water Protection Area Overlay Water Resources Overlay 	[Ancillary Structures]: DTS 6.1	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Hazards (Acid Sulfate Soils): DTS 1.1 Native Vegetation: DTS 1.1 Key Outback and Rural Routes: 8.1 Urban Transport Routes: DTS 8.1
Verandah Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Marine Parks (Restricted Use) Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Sloping Land Overlay State Heritage Place Overlay 	[Ancillary Structures]: DTS 6.1	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Hazards (Acid Sulfate Soils): DTS 1.1 Native Vegetation: DTS 1.1 Key Outback and Rural Routes: 8.1 Urban Transport Routes: DTS 8.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Significant Native Vegetation Overlay Water Protection Area Overlay Water Resources Overlay 				

Table 3 - Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
Carpport	[Built Form and Character]: PO 2.1 [Ancillary Structures]: PO 6.1	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5	None	Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Key Outback and Rural Routes: All Local Heritage Place: All Marine Parks (Managed Use): All Marine Parks (Restricted Use): All Native Vegetation: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
Demolition of a State or Local Heritage Place	None	None	None	State Heritage Place: All Local Heritage Place: All
Dwelling addition	[Built Form and	Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Regulated): All

	<p>Character]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 [Hazard Risk Avoidance]: PO 3.1</p>	<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Building Near Airfields: All</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Native Vegetation: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Detached dwelling	<p>[Land Use and Intensity]: PO 1.1</p> <p>[Built Form and Character]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 [Hazard Risk Avoidance]: PO 3.1</p> <p>[Environment]: PO 4.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazard (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p>

		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.3, 9.4, 9.5</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: PO 1.1</p>		<p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Outbuilding (in the form of a garage)	<p>[Built Form and Character]: PO 2.1</p> <p>[Ancillary Structures]: PO 6.1</p>	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Coastal Areas: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Marine Parks (Restricted Use): All</p> <p>Native Vegetation: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Dwelling	A detached dwelling that will not result in more than one dwelling on an allotment.
Land division	Except where it involves one or more of the following: <ul style="list-style-type: none"> (a) each allotment created contains an existing dwelling; (b) the creation of a public road or a public reserve; (c) a minor adjustment of allotment boundaries to remove 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.

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Limited shack development within an environment where natural processes such as flooding, sea-level rise, sand drift and erosion occur. The natural environment is protected from inappropriate development and existing development is upgraded to incorporate environmental improvements.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Low-scale and low-density residential development in the form of detached dwellings sympathetic to the surrounding natural environment.

DTS/DPF 1.1

No more than one dwelling per allotment.

PO 1.2

Provision of small-scale tourist and visitor facilities such as public amenities and barbeque and picnic infrastructure.

DTS/DPF 1.2

None applicable

Built Form and Character

PO 2.1

Development sited and designed unobtrusively to minimise its visual impact on the natural environment by:

- (a) using low reflective materials and finishes that blend with, and colours that complement, the surrounding landscape;
- (b) being located below hilltops and ridgelines; and
- (c) being screened by existing vegetation.

DTS/DPF 2.1

None are applicable

PO 2.2

Development sited and designed to minimise impacts on the natural environment by:

- (a) containing construction and built form within a tightly defined site boundary; and
- (b) minimising the extent of earthworks

DTS/DPF 2.2

None are applicable

PO 2.3

Additions or alterations to, or replacement of an existing dwelling blend with the natural environment, other than where required to be on poles or piers in order to increase the elevation to minimise the potential for personal or property damage as a result of inundation.

DTS/DPF 2.3

Additions or alterations to, or replacement of an existing dwelling have a building height that is no greater than 1 building level and 6m and a wall height that is no greater than 3m.

PO 2.4

Buildings set back from the primary street boundary to complement the existing settlement character.

DTS/DPF 2.4

None are applicable.

Procedural Matters (PM)

Notification of Performance assessed development

All classes of performance assessed development is excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Shack Settlement Zone Table 3
- (c) buildings exceeding 2 building levels or over 9m in height
- (d) development involving the creation of four or more additional dwellings or allotments
- (e) shop, office, or consulting room in excess of 100m² in gross leasable floor area
- (f) hotel
- (g) light industry, warehouse or store where the gross leasable floor area of the buildings plus any outdoor space used for any of these uses exceeds 80m².

Rural Living Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land Except where any of the following apply:	10 Building work is associated with a railway 11 It is situated (or to be situated) on railway land 12 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay 	51 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 52 It is ancillary to a dwelling erected on the site 53 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 54 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 55 Total floor area - does not exceed 40m ² 56 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 57 Building height - does not exceed 5m 58 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>(b) 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</p> <p>59 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it 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 abut the proposed wall or structure</p> <p>60 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>61 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>62 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>63 The carport:</p> <p>(a) is located so that vehicle access:</p> <p style="padding-left: 20px;">i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p style="padding-left: 20px;">ii. will use a driveway that:</p> <p style="padding-left: 40px;">A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p style="padding-left: 40px;">B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
Demolition Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	None.
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay 	21 There will be no increase in the total floor area of the building 22 There will be no alteration to the external appearance of the building.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> State Heritage Place identified in the State Heritage Place Overlay. 	
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay Native Vegetation Overlay State Significant Native Vegetation Overlay Significant Landscape Protection Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Sloping Land Overlay Key Railway Crossings Overlay where an existing access is altered or a new access is created 	<p>80 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>81 It is detached from and ancillary to a dwelling erected on the site.</p> <p>82 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>83 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>84 Total floor area - does not exceed 60m²</p> <p>85 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>86 Building height - does not exceed 5m</p> <p>87 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>88 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>(b) it 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 abut the proposed wall or structure</p> <p>89 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>90 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>91 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>92 The garage:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access <p>93 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay. 	<p>46 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>47 It is detached from and ancillary to a dwelling erected on the site</p> <p>48 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>49 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>50 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>51 Total floor area does not exceed 60m²</p> <p>52 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>53 Building height - does not exceed 5m</p> <p>54 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>55 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) 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 abut the proposed wall or structure</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	56 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% 57 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.
Private bushfire shelters Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	13 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 14 Primary street setback – at least as far back as the building to which it is ancillary 15 Secondary street setback – at least 900mm from the boundary of the allotment 16 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).
Shade sail Except where any of the following apply:	29 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>30 Shade sail consists of permeable material</p> <p>31 The total area of the sail - does not exceed 40m²</p> <p>32 No part of the shade sail will be:</p> <p style="padding-left: 20px;">(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p style="padding-left: 20px;">(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>33 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>34 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>35 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment – the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	<p>13 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>14 Panels and associated components do not overhang any part of the roof</p> <p>15 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Spa pool</p> <p>Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>76 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>77 It is ancillary to a dwelling erected on the site</p> <p>78 Allotment boundary setback – not less than 1m</p> <p>79 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>80 Location of filtration system from a dwelling on an adjoining allotment:</p> <p>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p>(b) not less than 12m in any other case.</p>
<p>Verandah</p> <p>Except where any of the following apply:</p>	<p>30 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>31 It is ancillary to a dwelling erected on the site</p> <p>32 Primary street setback – as far back as the building line of the building to which it is ancillary</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<p>33 Total floor area - does not exceed 60m²</p> <p>34 Post height - does not exceed 3m measured from natural ground level</p> <p>35 Building height - does not exceed 5m</p> <p>36 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>37 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.</p>
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<p>29 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>30 The tank is part of a roof drainage system</p> <p>31 Total floor area - not exceeding 15m²</p> <p>32 The tank is located wholly above ground</p> <p>33 Tank height – does not exceed 4m above natural ground level</p> <p>34 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>35</p> <p>In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>9 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>10 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 1) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Murray Darling Basin Overlay Native Vegetation Overlay Non-stop Corridor Overlay River Murray Flood Plain Overlay Significant Landscape Protection Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay State Significant Native Vegetation Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Future Road Widening: DTS 1.1 Key Outback and Rural Routes: 8.1 Major Urban Transport Routes: 8.1 Native Vegetation: DTS 1.1 Urban Transport Routes: 8.1
Carport Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Defence Aviation Area Overlay Hazards (Acid Sulfate Soils) Overlay Hazards (Flooding) Overlay Historic Area Overlay Key Outback and Rural Routes Overlay Key Railway Crossings Overlay Limited Land Division Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay 	[Built Form and Character]: DTS 2.6	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 13.1 Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 14.1 Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: DTS 18.1, 18.3, 18.4, 18.5 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Urban Transport Routes: All Native Vegetation: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Prescribed Water Resources Area Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay 				Urban Transport Routes: All
Detached dwelling Except where any of the following apply: <ul style="list-style-type: none"> • Aircraft Noise Exposure Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Resource Extraction Protection Area Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazard (Bushfire - Urban Interface) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Key Railway Crossings Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay 	[Land Use and Intensity]: DTS 1.1 [Built Form and Character]: DTS 2.1	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Residential Development – External Appearance]: DTS 10.1, 10.2 Design in Rural Areas [All Residential Development - Access and Servicing]: DTS 12.1 Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 14.1, 14.2, 14.3 Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and Manoeuvrability]: DTS 18.3, 18.4, 18.5 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: DTS 10.1 Site Contamination: DTS 1.1	None	Affordable Housing Overlay: DTS 1.1 Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Urban Transport Routes: All Native Vegetation: DTS 1.1 Urban Transport Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Native Vegetation Overlay • Noise and Air Emissions Overlay • Non-stop Corridor Overlay • Prescribed Water Resources Area Overlay • Prescribed Watercourses Overlay • Prescribed Wells Area Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay • Water Resources Overlay 		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6		
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Resource Extraction Protection Area Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Key Railway Crossings Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	[Built Form and Character]: DTS 2.4	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Residential Development – External Appearance]: DTS 10.1	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Native Vegetation: DTS 1.1 Urban Transport Routes: 8.1 Key Outback and Rural Routes: 8.1 Major Urban Transport Routes: 8.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Significant Native Vegetation Overlay 				
Horse keeping Except where any of the following apply: <ul style="list-style-type: none"> Coastal Areas Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 1) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Murray Darling Basin Overlay Prescribed Water Resources Area Overlay Prescribed Watercourses Overlay Prescribed Wells Area Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay River Murray Tributaries Area Overlay Water Protection Area Overlay Water Resources Overlay 	[Land Use and Intensity]: DTS 1.2, 1.3 [Built Form and Character]: DTS 2.3	Animal Keeping and Horse Keeping [Horse Keeping]: DTS 2.2, 2.3, 2.4, 2.5	Animal Husbandry Subzone [Land Use and Intensity]: DTS 1.1, 1.3, 1.4	None
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 1) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Native Vegetation Overlay Non-stop Corridor Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Significant Landscape Protection Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay 	[Built Form and Character]: DTS 2.5	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 13.1 Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 14.1 Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: DTS 18.1, 18.3, 18.4, 18.5 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Urban Transport Routes: All Native Vegetation: DTS 1.1 Urban Transport Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Significant Native Vegetation Overlay Urban Transport Routes Overlay 				
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 1) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Native Vegetation Overlay Non-stop Corridor Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Significant Landscape Protection Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay State Significant Native Vegetation Overlay 	[Built Form and Character]: DTS 2.5	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Native Vegetation: DTS 1.1 Urban Transport Routes: 8.1 Key Outback and Rural Routes: 8.1 Major Urban Transport Routes: 8.1
Shop Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Resource Extraction Protection Area Overlay Hazards (Acid Sulfate Soils) Overlay Hazards (Bushfire – High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire - General Risk) Overlay Hazard (Bushfire - Urban Interface) Overlay Hazards (Bushfire - Regional) Overlay Hazards (Flooding) Overlay 	[Land Use and Intensity]: DTS 1.5 [Built Form and Character]: DTS 2.2	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [Car Parking Appearance]: DTS 7.4, 7.5 Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1, 4.6 Interface Between Lands Uses [Air Quality]: DTS 5.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Urban Transport Routes: All Native Vegetation: DTS 1.1 Urban Transport Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Historic Area Overlay • Key Railway Crossings Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Prescribed Water Resources Area Overlay • Prescribed Watercourses Overlay • Prescribed Wells Area Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay • Water Resources Overlay 		Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6		
Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Defence Aviation Area Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Key Outback and Rural Routes Overlay • Key Railway Crossings Overlay • Limited Land Division Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay 	[Built Form and Character]: DTS 2.6	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Native Vegetation: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Murray Darling Basin Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Prescribed Water Resources Area Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Significant Landscape Protection Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay State Significant Native Vegetation Overlay				

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	[Land Use and Intensity] PO 1.4	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Advertisements [Appearance]: PO 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2</p> <p>Advertisements [Advertising Content]: PO 3.1</p> <p>Advertisements [Amenity Content]: PO 4.1</p> <p>Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p>	None	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Future Road Widening: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Major Urban Transport Routes: All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>River Murray Flood Plain: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: all</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Urban Transport Routes: All</p>
Carport	[Built Form and Character]: PO 2.6	<p>Design in Rural Areas [All Residential Development – Ancillary Development]: PO 13.1</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 14.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: PO 18.1, 18.3, 18.4, 18</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation: All Non-stop Corridor: All Ramsar Wetlands: All River Murray Flood Plain: All River Murray Tributaries Area: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All
Demolition of a State or Local Heritage Place	None	None	None	State Heritage Place: All Local Heritage Place: All
Demolition with the Historic Area Overlay	All	None	None	Historic Area Overlay: All
Detached dwelling	[Land Use and Intensity]: PO 1.1 [Built Form and Character]: PO 2.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1, 10.2 Design in Rural Areas [All Residential Development - Outlook and Amenity] PO 11.1 Design in Rural Areas [All Residential Development - Access and Servicing]: PO 12.1 Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 14.1, 14.2, 14.3 Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car Parking, Access and	None	Advertising Near Signalised Intersections: All Affordable Housing: All Aircraft Noise Exposure: All Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Environment and Food Production Area: All Resource Extraction Protection Area: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazard (Bushfire - Urban Interface): All Hazards (Bushfire - Regional) : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Manoeuvrability]: PO 18.3, 18.4, 18.5</p> <p>Design in Rural Areas [Design of Transportable Dwellings]: PO 20.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas]): PO 10.1</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Limited Land Division: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure (Gas Pipelines): All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Dwelling addition	[Built Form and Character]: PO 2.4	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [All Development - On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Coastal Areas: All Defence Aviation Area: All Resource Extraction Protection Area: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazard (Bushfire - Urban Interface): All Hazards (Bushfire - Regional) : All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: All Local Heritage Place: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All Non-stop Corridor: All Ramsar Wetlands: All River Murray Flood Plain: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Urban Transport Routes: All
Horse Keeping	[Land Use and Intensity]: PO 1.2, 1.3, 1.4 [Built Form and Character]: PO 2.3	Animal Keeping and Horse Keeping [Siting and Design]: PO 1.1, 1.2 Animal Keeping and Horse Keeping [Horse Keeping]: PO 2.2, 2.3, 2.4, 2.5 Animal Keeping and Horse Keeping [Wastes]: PO 4.1 Interface between Land Use [General Land Use Compatibility] PO 1.2	Animal Husbandry Subzone [Land Use and Intensity]: PO 1.1, 1.3, 1.4 Intensive Horse Establishments Zone [Land Use and Intensity] PO 1.1, 1.2	Coastal Areas: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Prescribed Water Resources Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Land Division	[Land Division] PO 3.1	<p>Land Division in Rural Areas [Design and Layout]: All</p> <p>Land Division in Rural Areas [Roads and Access]: 3.1, 3.6, 3.7, 3.8, 3.9</p> <p>Land Division in Rural Areas [Infrastructure]: 4.2, 4.3</p> <p>Land Division in Rural Areas [Minor Land Division (Under 20 Allotments) - Water Sensitive Design]: PO 7.1, 7.2</p>	None	<p>Character Preservation District Overlay</p> <p>Coastal Areas Overlay</p> <p>Environment and Food Production Area Overlay</p> <p>Resource Extraction Protection Area Overlay</p> <p>Hazards (Acid Sulfate Soils) Overlay</p> <p>Hazards (Bushfire – High Risk) Overlay</p> <p>Hazards (Bushfire - Medium Risk) Overlay</p> <p>Hazards (Bushfire - General Risk) Overlay</p> <p>Hazard (Bushfire - Urban Interface) Overlay</p> <p>Hazards (Bushfire - Regional) Overlay</p> <p>Hazards (Flooding) Overlay</p> <p>Key Outback and Rural Routes Overlay</p> <p>Key Railway Crossings Overlay</p> <p>Limited Land Division Overlay</p> <p>Local Heritage Place Overlay</p> <p>Major Urban Transport Routes Overlay</p> <p>Native Vegetation Overlay</p> <p>Non-stop Corridor Overlay</p> <p>Ramsar Wetlands Overlay</p> <p>Regulated Trees Overlay</p> <p>River Murray Flood Plain Overlay</p> <p>River Murray Tributaries Area Overlay</p> <p>State Heritage Area Overlay</p> <p>State Heritage Place Overlay</p> <p>State Significant Native Vegetation Overlay</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Strategic Infrastructure (Gas Pipelines) Overlay</p> <p>Traffic Generating Development Overlay</p> <p>Urban Transport Routes Overlay</p>
Outbuilding (in the form of a garage)	[Built Form and Character]: PO 2.5	<p>Design in Rural Areas [All Residential Development – Ancillary Development]: PO 13.1</p> <p>Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 14.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: PO 18.1, 18.3, 18.4, 18.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5</p>	None	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
Outbuilding (not being a garage)	[Built Form and Character]: PO 2.5	Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 13.1, 13.2	None	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2		Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: All Local Heritage Place: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All Non-stop Corridor: All Ramsar Wetlands: All River Murray Flood Plain: All River Murray Tributaries Area: All Significant Landscape Protection: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All
Shop	[Land Use and Intensity]: DTS 1.5 [Built Form and Character]: DTS 2.2	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [Car Parking Appearance]: DTS 7.4, 7.5 Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.1, 4.6 Interface Between Lands Uses [Air Quality]: PO 5.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1	None	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazard (Bushfire - Urban Interface): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: DTS 6.1, 6.6</p>		<p>Hazards (Bushfire - Regional) : All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Significant Landscape Protection: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Tree Damaging Activity	None	None	None	Regulated Trees: All
Verandah	[Built Form and Character]: DTS 2.6	<p>Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 13.1, 13.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p>	None	<p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All Ramsar Wetlands: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	Restaurant Shop with a gross leasable floor area less than 200m ²

Assessment Provisions

Desired Outcome (DO)

DO 1

A spacious, secluded and peaceful residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home based business activities that complement that lifestyle choice.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Residential development that:

- (a) is consistent with a private, peaceful and semi-rural or natural character; and
- (b) does not place additional demands on existing local services and infrastructure.

DTS/DPF 1.1

Not more than one dwelling per allotment.

PO 1.2

Animal keeping and horse keeping of a scale that is ancillary to and in association with the residential use of the land.

DTS/DPF 1.2

The keeping of animals:

- (a) is ancillary to a dwelling located on the same allotment;
- (b) takes place on an allotment with an area of at least 1ha; and
- (c) for horse keeping, is limited to not more than 2 horses per allotment.

PO 1.3

Horse keeping only undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover

DTS/DPF 1.3

Horse keeping includes the provision of:

- (a) stabling or similar sheltering; and
- (b) a grazing area of at least 0.5ha.

PO 1.4

Non-residential development that complements the semi-rural or semi-natural residential character and amenity that:

- a. is ancillary to a dwelling erected on the same allotment;
- b. comprises small-scale commercial uses including offices, shops and consulting rooms;
- c. comprises small-scale light industrial uses; and
- d. avoids adverse interface conflicts with other land uses.

DTS/DPF 1.4

None are applicable.

PO 1.5

Shop, consulting rooms, offices and light industrial development of a scale that does not adversely impact the semi-rural or semi-natural residential character and amenity of a locality.

DTS/DPF 1.5

Total floor area does not exceed:

- (a) in relation to a shop, consulting room or office - 100m²
- (b) in relation to a light industry - 100m².

Built Form and Character

PO 2.1

Dwellings are sufficiently separated from site boundaries and of a scale that reinforces the semi-rural or semi-natural character and amenity.

DTS/DPF 2.1

Dwellings:

- (a) are setback from all allotment boundaries by at least 15m;
- (b) have a building height that is no greater than 2 building levels and 9 metres; and
- (c) have a wall height is no greater than 6 metres.

PO 2.2

Non-residential buildings designed and sited to minimise visual impact on the surrounding locality by:

- (a) having substantial setbacks from boundaries and adjacent public roads;
- (b) using low reflective materials and finishes that blend with the surrounding landscape; and
- (c) being located below ridgelines.

DTS/DPF 2.2

Buildings and structures:

- (a) do not exceed 100m² in total floor area;
- (b) are setback from all allotment boundaries by at least 25m;
- (c) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour;
- (d) have a building height that is no greater than 1 building level and 6 metres; and
- (e) have a wall height is no greater than 3 metres.

PO 2.3

Buildings, structures and associated facilities for the keeping of animals are sited, designed and of a scale and appearance that reinforces the semi-rural or semi-natural character and amenity.

DTS/DPF 2.3

Kennels, stables, shelters and associated yards:

- (a) are setback from all allotment boundaries by at least 25m;
- (b) have a building height that is no greater than 5m above natural ground level;
- (c) do not exceed 100m² in area; and
- (d) do not comprise more than 10% of the area of the allotment.

PO 2.4

Dwelling additions are sited, designed and of a scale that reinforce the semi-rural or semi-natural character and amenity.

DTS/DPF 2.4

Additions or alterations to an existing dwelling:

- (a) are setback behind the main façade of the existing dwelling;
- (b) have a building height that is no greater than 2 building levels and 9 metres; and
- (c) have a wall height no greater than 6 metres.

PO 2.5

Outbuildings are sited, designed and of a scale that reinforce the semi-rural or semi-natural character and amenity.

DTS/DPF 2.5

Outbuildings:

- (a) have a primary street setback that is at least as far back as the building to which it is ancillary;
- (b) have a total floor area that does not exceed 100m²;
- (c) have walls that do not exceed 4m in height measured from natural ground level and not including a gable end;
- (d) have a total roof height that does not exceed 5m;
- (e) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour; and
- (f) are limited to no more than 2 outbuildings on the same allotment.

PO 2.6

Carpports and verandahs are sited, designed and of a scale that reinforce the semi-rural or semi-natural character and amenity.

DTS/DPF 2.6

Carpports and verandahs have a:

- (a) primary street setback that is at least as far back as the building to which it is ancillary;
- (b) total floor area that does not exceed 80m²;
- (c) post height that does not exceed 3m measured from natural ground level and not including a gable end; and
- (d) total roof height that does not exceed 5m.

Land Division

PO 3.1

Allotments are a suitable size and dimension to:

- (a) contribute to the existing semi-rural settlement pattern; and
- (b) accommodate the intended use of the land.

DTS/DPF 3.1

Allotments have:

- (a) an area not less than that specified in the *Minimum Allotment Size Technical and Numeric Variation Overlay*; and
- (b) a frontage to a public road not less than 50m; or

in the case of a battleaxe allotment, a frontage to a public road not less than 6m and a maximum driveway 'handle' length of no more than 30m.

Animal Husbandry Subzone

Assessment Criteria (AC)

Desired Outcomes (DO)

DO 1

Large-scale horse keeping and dog kennelling in association with detached dwellings on large allotments.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Horse keeping and dog kennelling are the predominant land use activity conducted in association with a residential use of the land.

DTS/DPF 1.1

The keeping of animals takes place where a dwelling is located on the same allotment.

PO 1.2

The number of dogs limited to avoid adverse impact on adjacent sensitive receivers and to maintain the rural amenity of the locality.

DTS/DPF 1.2

The number of dogs kept on an allotment does not exceed 20.

PO 1.3

Horse keeping managed so that there is minimal adverse impact on sensitive receivers or the amenity of the rural landscape.

DTS/DPF 1.3

Horses are kept within a stable or shelter that:

- (a) have a minimum dimension of 3.7m x 3.7m per horse;
- (b) incorporate kick boards around the internal walls of the stable;
- (c) have an enclosed day yard of at least 50m² per horse directly adjoining and accessible from the stable; and
- (d) are sited at least 50m from an allotment boundary.

PO 1.4

Kennels, stables, shelters and associated yards sited, orientated and screened from adjoining dwellings and properties where appropriate.

DTS/DPF 1.4

Buildings, structures and associated exercise facilities:

- (a) are setback from all allotment boundaries by at least 35m;
- (b) have a building height that is no greater than 5m above natural ground level;
- (c) do not exceed 150m² in area;
- (d) do not comprise more than 25% of the area of the allotment; and
- (e) incorporate landscaping at least 1m in width around the perimeter of the allotment.

Intensive Horse Establishments Subzone

Assessment Criteria (AC)

Desired Outcomes (DO)

DO 1

The accommodation of a range of commercial horse-related activities primarily for the agistment of horses, their breeding, stabling and training in association with residential development.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

The number of horses kept on an allotment and the manner in which they are kept managed so as to avoid negative environmental effects on:

- (a) the locality from pollution, noise, light, dust or odour; and
- (b) the amenity of the rural landscape.

DTS/DPF 1.1

None are applicable.

PO 1.2

Horses kept at a density within the carrying capacity of the land.

DTS/DPF 1.2

None are applicable.

PO 1.3

Accommodation for staff or stable hands is to be provided in conjunction and integrated with a dwelling.

DTS/DPF 1.3

Accommodation facilities:

- (a) form part of an existing dwelling; and
- (b) are sited on an allotment greater than 1ha in area.

Procedural Matters (PM)

Notification
<p>All classes of performance assessed development are excluded from notification except where they involve any of the following:</p> <ul style="list-style-type: none">(a) the site of the development is adjacent land to land in a different zone(b) development identified as "all other code assessed development" in Rural Living Zone Table 4(c) more than one dwelling per allotment(d) building exceeding 2 building levels (over 9m) in height(e) consulting room with a floor area greater than 100m²(f) industry

- (g) intensive animal husbandry
- (h) industry with a floor area greater than 100m²
- (i) office with a floor area greater than 100m²
- (j) renewable energy facilities
- (k) shop with a total floor area greater than 100m²
- (l) tourist accommodation
- (m) wind farm
- (n) wind monitoring mast
- (o) telecommunication facility

Rural Settlement Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	13 Building work is associated with a railway 14 It is situated (or to be situated) on railway land 15 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created 	64 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 65 It is ancillary to a dwelling erected on the site 66 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 67 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 68 Total floor area - does not exceed 40m ² 69 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 70 Building height - does not exceed 5m 71 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 72 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- Water Resources Overlay

- (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
- (b) it 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 abut the proposed wall or structure

73 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment

74 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)

75 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors

76 The carport:

(a) is located so that vehicle access:

- i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
- ii. will use a driveway that:
 - A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and
 - B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or
- iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and

(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Place identified in the State Heritage Place Overlay 	23 There will be no increase in the total floor area of the building 24 There will be no alteration to the external appearance of the building.
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created 	94 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 95 It is detached from and ancillary to a dwelling erected on the site. 96 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 97 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 98 Total floor area - does not exceed 40m ² 99 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 100 Building height - does not exceed 5m 101 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 102 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) it 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 abut the proposed wall or structure</p> <p>103 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>104 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>105 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>106 The garage:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>107 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply: Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>58 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>59 It is detached from and ancillary to a dwelling erected on the site</p> <p>60 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>61 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>62 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>63 Total floor area does not exceed 40m²</p> <p>64 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>65 Building height - does not exceed 5m</p> <p>66 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>67 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>(b) 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 abut the proposed wall or structure</p> <p>68 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>69 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>17 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>18 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>19 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>20 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</p>
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay 	<p>36 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>37 Shade sail consists of permeable material</p> <p>38 The total area of the sail - does not exceed 40m²</p> <p>39 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>40 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>41 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>42 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Place identified in the State Heritage Place Overlay 	<p>16 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>17 Panels and associated components do not overhang any part of the roof</p> <p>18 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<p>81 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>82 It is ancillary to a dwelling erected on the site</p> <p>83 Allotment boundary setback – not less than 1m</p> <p>84 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>85 Location of filtration system from a dwelling on an adjoining allotment:</p> <p>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p>(b) not less than 12m in any other case.</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	
<p>Verandah Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<p>38 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>39 It is ancillary to a dwelling erected on the site</p> <p>40 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>41 Total floor area - does not exceed 40m²</p> <p>42 Post height - does not exceed 3m measured from natural ground level</p> <p>43 Building height - does not exceed 5m</p> <p>44 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>45 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.</p>
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay 	<p>36 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>37 The tank is part of a roof drainage system</p> <p>38 Total floor area - not exceeding 15m²</p> <p>39 The tank is located wholly above ground</p> <p>40 Tank height – does not exceed 4m above natural ground level</p> <p>41 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p>

Class of Development

The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'

Accepted Development Classification Criteria

- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Water Resources Overlay

42 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.

Water tank (underground)

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Acid Sulfate Soils) Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- Ramsar Wetlands Overlay
- Sloping Land Overlay
- Water Resources Overlay

11 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

12 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: 8.1 Major Transport Routes: 8.1 Native Vegetation: DTS 1.1 Urban Transport Routes: All
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay 	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Transport Routes: All Native Vegetation: DTS 1.1 Urban Transport Routes: All
Consulting room Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay 	[Land Use and Intensity]: DTS 1.2 [Built Form and Character]: DTS 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5 Interface Between Land Uses [Hours of Operation]: DTS 2.1	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire - General Risk) Overlay • Hazard (Bushfire - Urban Interface) Overlay • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Murray Darling Basin Overlay • Prescribed Water Resources Area Overlay • Prescribed Wells Area Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay • Water Resources Overlay 		Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		Major Transport Routes: All Native Vegetation: DTS 1.1 Strategic Infrastructure (Gas Pipelines): DTS 2.1 Traffic Generating Development: DTS 1.2, 1.3 Urban Transport Routes: All
Detached dwelling Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazard (Bushfire - Urban Interface) Overlay • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Murray Darling Basin Overlay • Prescribed Water Resources Area Overlay • Prescribed Wells Area Overlay • Ramsar Wetlands Overlay 	[Land Use and Intensity]: DTS 1.1 [Built Form and Character]: DTS 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 [Site Dimensions and Land Division]: DTS 3.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Transport Routes: All Native Vegetation: DTS 1.1 Strategic Infrastructure (Gas Pipelines): DTS 2.1 Traffic Generating Development: DTS 1.2, 1.3 Urban Transport Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> River Murray Flood Plain Overlay River Murray Tributaries Area Overlay Sloping Land Overlay State Heritage Place Overlay State Significant Native Vegetation Overlay Water Protection Area Overlay Water Resources Overlay 		Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 23.1, 23.2, 23.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Interface Between Rural Activities]: DTS 9.3, 9.4, 9.5 Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas): DTS 10.1 Site Contamination: DTS 1.1		
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay 	[Built Form and Character]: DTS 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay 		Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1		Hazards (Acid Sulfate Soils): DTS 1.1 Native Vegetation: DTS 1.1
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority Except where any of the following apply:	None	Housing Renewal: All	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Transport Routes: All Native Vegetation: DTS 1.1 Strategic Infrastructure (Gas Pipelines): DTS 2.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)	
<ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazard (Bushfire - Urban Interface) Overlay • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Murray Darling Basin Overlay • Prescribed Water Resources Area Overlay • Prescribed Wells Area Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay • Water Resources Overlay 				Traffic Generating Development: DTS 1.2, 1.3 Urban Transport Routes: All
Office Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - General Risk) Overlay • Hazard (Bushfire - Urban Interface) Overlay • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay 	[Land Use and Intensity]: DTS 1.2 [Built Form and Character]: DTS 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5 Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Transport Routes: All Native Vegetation: DTS 1.1 Traffic Generating Development: DTS 1.2, 1.3 Urban Transport Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria			
	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Mt Lofty Ranges Catchment (Area 1) Overlay Murray Darling Basin Overlay Prescribed Water Resources Area Overlay Prescribed Wells Area Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay River Murray Tributaries Area Overlay Sloping Land Overlay State Heritage Place Overlay State Significant Native Vegetation Overlay Water Protection Area Overlay Water Resources Overlay 		<p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p>		
<p>Outbuilding (in the form of a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 1) Overlay Ramsar Wetlands Overlay Sloping Land Overlay State Heritage Place Overlay State Significant Native Vegetation Overlay Water Protection Area Overlay 	None	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p> <p>Car parking, Access and Manoeuvrability]: All</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5</p>	None	<p>Airport Building Heights (Regulated): DTS 1.1, 1.2</p> <p>Building Near Airfields: DTS 1.1, 1.2</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Key Outback and Rural Routes: All</p> <p>Major Transport Routes: All</p> <p>Native Vegetation: DTS 1.1</p> <p>Urban Transport Routes: All</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Defence Aviation Area Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 1) Overlay Ramsar Wetlands Overlay Sloping Land Overlay 	None	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p> <p>Car parking, Access and Manoeuvrability]: All</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2</p>	None	<p>Airport Building Heights (Regulated): DTS 1.1, 1.2</p> <p>Building Near Airfields: DTS 1.1, 1.2</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Hazards (Acid Sulfate Soils): DTS 1.1</p> <p>Native Vegetation: DTS 1.1</p> <p>Urban Transport Routes: 8.1</p> <p>Key Outback and Rural Routes: 8.1</p> <p>Major Urban Transport Routes: 8.1</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Heritage Place Overlay State Significant Native Vegetation Overlay Water Protection Area Overlay 		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5		
Verandah Except where any of the following apply: <ul style="list-style-type: none"> Character Preservation District Overlay Coastal Areas Overlay Defence Aviation Area Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 1) Overlay Ramsar Wetlands Overlay Sloping Land Overlay State Heritage Place Overlay State Significant Native Vegetation Overlay Water Protection Area Overlay 	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Native Vegetation: DTS 1.1

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Advertisements [Appearance]: PO 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2</p> <p>Advertisements [Advertising Content]: PO 3.1</p> <p>Advertisements [Amenity Content]: PO 4.1</p> <p>Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Water Protection Area: All</p>
Carpport	None	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p> <p>Car parking, Access and Manoeuvrability]: All</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Water Protection Area: All</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Consulting room	[Land Use and Intensity] PO 1.2, 1.5 [Built Form and Character]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazard (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure (Gas Pipelines): All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources: All
Demolition of a State or Local Heritage Place	None	None	None	State Heritage Place: All Local Heritage Place: All
Demotion within the Historic Area Overlay	All	None	None	Historic Area: All
Detached dwelling	[Land Use and Intensity] PO 1.1 [Built Form and Character]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 [Site Dimensions and Land Division]: PO 3.1	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazard (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.3, 9.4, 9.5</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas): PO 10.1</p> <p>Site Contamination: PO 1.1</p>		
Dwelling addition	[Built Form and Character]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Native Vegetation: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Ramsar Wetlands: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Water Protection Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority	None	Housing Renewal: All	None	Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazard (Bushfire - Urban Interface): All Hazards (Bushfire – Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: All Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 1): All Murray Darling Basin: All Native Vegetation: All Prescribed Water Resources Area: All Prescribed Wells Area: All Ramsar Wetlands: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
Land division	[Site Dimensions and Land	Land Division in Urban Areas: All	None	Character Areas Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	Division]: PO 3.1			Character Preservation District: All Environment Food Protection Area: All Hazards (Bushfire – High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazard (Bushfire - Urban Interface): All Hazards (Bushfire – Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Key Outback and Rural Routes: All Local Heritage Place: All Major Transport Routes: All Native Vegetation: All Ramsar Wetlands: All Regulated Trees: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All
Light industry	[Land Use and Intensity] PO 1.3, 1.5 [Built Form and Character]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	None	Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazard (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure (Gas Pipelines): All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Office	<p>[Land Use and Intensity] PO 1.2, 1.5</p> <p>[Built Form and Character]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazard (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure (Gas Pipelines): All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area Overlay</p> <p>Water Resources Overlay</p>
Outbuilding (in the form of a garage)	None	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p> <p>Car parking, Access and Manoeuvrability]: All</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5</p>		<p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Water Protection Area: All</p>
Outbuilding (not being a garage)	None	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Water Protection Area: All</p>
Shop	[Land Use and Intensity] PO 1.2, 1.5 [Built Form and Character]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Acid Sulfate Soils): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazard (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure (Gas Pipelines): All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Store	[Land Use and Intensity] PO 1.3, 1.5 [Built Form and Character]: PO 2.1, 2.2,	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	2.3, 2.4, 2.5, 2.6	<p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazard (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure (Gas Pipelines): All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Tree damaging activity	None	None	None	Regulated Trees: All
Verandah	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Preservation District: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2		Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 1): All Native Vegetation: All Ramsar Wetlands: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation: All Water Protection Area: All
Warehouse	[Land Use and Intensity] PO 1.3, 1.5 [Built Form and Character]: PO 2.1, 2.2, 2.3, 2.4, 2.5, 2.6	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1	None	Airport Building Heights (Regulated): All Building Near Airfields: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazard (Bushfire - Urban Interface): All Hazards (Bushfire – Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: All Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 1): All Murray Darling Basin: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation: All Prescribed Water Resources Area: All Prescribed Wells Area: All Ramsar Wetlands: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All State Heritage Place: All State Significant Native Vegetation: All Strategic Infrastructure (Gas Pipelines): All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
All other Code Assessed Development	All	All	None	Any relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
None specified	

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

A small mixed-use settlement supporting a limited range of residential development, tourist, recreation and community facilities grouped together to serve the local community and visiting public.

DO 2

Development that contributes to and enhances the local context and development pattern comprising the settlement.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Low-scale and low-density residential development that complements the residential character and amenity within the locality.

DTS/DPF 1.1

Development comprising detached dwellings.

PO 1.2

Small-scale retail, business and commercial development that provide a range of goods and services to the settlement community and visitors to the area.

DTS/DPF 1.2

The gross leasable floor area of a shop, office or consulting room does not exceed 150m².

PO 1.3

Small-scale light industry, store and warehousing activities that supply a local service to the community and nearby businesses.

DTS/DPF 1.3

The gross leasable floor area of a building plus any outdoor space used for a light industry, store or warehouse does not exceed 80m².

PO 1.4

Small-scale tourist accommodation that supports the visiting public and holiday makers.

DTS/DPF 1.4

None are applicable.

PO 1.5

Local service facilities and retail activities are grouped together or in close proximity to establish identifiable settlement service locations.

DTS/DPF 1.5

Development located adjacent to a site containing an existing non-residential use with the same primary street frontage.

Built Form and Character

PO 2.1

Buildings contribute to a low-rise character and complement the height of nearby buildings.

DTS/DPF 2.1

Building height (excluding garages, carports and outbuildings) is no greater than 2 building levels and 9m and wall height that is no greater than 6m.

PO 2.2

Buildings set back from primary street boundary to complement the existing streetscape character.

DTS/DPF 2.2

Buildings are no closer to the primary street boundary than:

- (a) the average of existing buildings on adjoining sites with the same primary street frontage and, if there is only one such building, the setback of that building; or
- (b) 8m, if no building exists on an adjoining site with the same primary street frontage.

PO 2.3

Buildings are setback from a secondary street boundary to maintain a consistent pattern of separation between building walls and public thoroughfares on corner sites within the settlement.

DTS/DPF 2.3

Buildings are no closer than 2.5 metres to the secondary street boundary.

PO 2.4

Dwellings are setback from rear boundaries to provide:

- (c) access to natural light and ventilation for neighbours;
- (d) open space recreational opportunities; and
- (e) space for landscaping and vegetation.

DTS/DPF 2.4

Dwellings no closer to the rear boundary of the site than the following:

- (a) 4m for the ground floor of a building; and
- (b) 6m for the upper floor of a building.

PO 2.5

Buildings are setback from side boundaries to:

- (a) establish separation between buildings to complement the established character within a locality; and
- (b) provide access to natural light and ventilation for neighbours.

DTS/DPF 2.5

Other than walls located on a side boundary, buildings are setback 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.

PO 2.6

Boundary walls are limited in height and length to mitigate adverse impacts on the amenity of adjoining land users, including through an unreasonable loss of natural light and ventilation.

DTS/DPF 2.6

For buildings that do not have a common wall, any wall sited on or abutting a side allotment boundary:

- (a) does not exceed 3m in height from the top of the footings;

- (b) does not exceed 8m in length;
- (c) when combined with other walls on the boundary, does not exceed 45% of the length of the boundary; and is setback at least 3 metres from any existing or proposed boundary walls.

Site Dimensions and Land Division

PO 3.1

Allotments are of suitable size and dimension to contribute to a pattern of development that is consistent with the settlement.

DTS/DPF 3.1

Development accords with the following:

- (a) for sites connected to mains sewer or Community Wastewater Management System, site areas (or allotment areas in the case of land division) are not less than the minimum allotment area specified in the *Minimum Allotment Size Technical and Numeric Variation Overlay*;
- (b) for sites without connection to mains sewer or Community Wastewater Management System, site areas (or allotment areas in the case of land division) are not less than the greater of:
 - (i) 1200m²; or
 - (ii) the minimum allotment area specified in the *Minimum Allotment Size Technical and Numeric Variation Overlay*; and
 site frontages not less than 20m.

Procedural Matters (PM)

Notification of Performance assessed development

All classes of performance assessed development is excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Settlement Zone Table 3
- (c) buildings exceeding 2 building levels or over 9m in height
- (d) development involving the creation of four or more additional dwellings or allotments
- (e) shop, office, or consulting room in excess of 100m² in gross leasable floor area
- (f) light industry, warehouse or store where the gross leasable floor area of the buildings plus any outdoor space used for any of these uses exceeds 80m².

Suburban Employment Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	1 Building work is associated with a railway 2 It is situated (or to be situated) on railway land 3 It is required for the conduct or maintenance of railway activities.
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	22 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 23 Shade sail consists of permeable material 24 The total area of the sail - does not exceed 40m ² 25 No part of the shade sail will be: <ul style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 26 Primary street setback – at least as far back as the building line of the building to which it is ancillary 27 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 28 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment – the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.

<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>10 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>11 Panels and associated components do not overhang any part of the roof</p> <p>12 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>22 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>23 The tank is part of a roof drainage system</p> <p>24 Total floor area - not exceeding 15m²</p> <p>25 The tank is located wholly above ground</p> <p>26 Tank height – does not exceed 4m above natural ground level</p> <p>27 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>28 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>7 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>8 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development	Deemed-to-Satisfy Development Classification Criteria			
	Zone	General Development Policies	Subzone	Overlay
<p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
<p>Advertisement</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire - High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - Urban Interface) Overlay Hazards (Bushfire - Regional) Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Murray Darling Basin Overlay Non-stop Corridor Overlay Prescribed Water Resources Area Overlay Prescribed Watercourses Overlay Prescribed Wells Area Overlay Regulated Trees Overlay River Murray Flood Plain Overlay River Murray Tributaries Area Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay Water Protection Area Overlay Water Resources Overlay 	<p>[Advertisements]: DTS 6.1</p>	<p>Advertisements [Appearance]: DTS 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2</p> <p>Advertisements [Advertising Content]: DTS 3.1</p> <p>Advertisements [Amenity Content]: DTS 4.1</p> <p>Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5</p> <p>Clearance from Overhead Powerlines: DTS 1.1</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Area): DTS 1.1</p> <p>Airport Building Heights (Regulated): DTS 1.1, 1.2</p> <p>Building Near Airfields: DTS 1.1, 1.2</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Future Road Widening: DTS 1.1</p> <p>Key Outback and Rural Routes: DTS 8.1, 10.1</p> <p>Key Railway Crossings: DTS 1.1</p> <p>Major Transport Routes: DTS 8.1, 10.1</p> <p>Native Vegetation: DTS 1.1, 1.2</p> <p>State Significant Native Vegetation: DTS 1.1</p> <p>Urban Transport Routes: DTS 8.1, 10.1</p>
<p>Consulting room</p>	<p>[Land Use and</p>	<p>Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5</p>	<p>None</p>	<p>Airport Building Heights (Aircraft Landing Area): DTS 1.1</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Concept Plans Technical and Numeric Variation Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Non-stop Corridor Overlay • Prescribed Water Resources Area Overlay • Prescribed Watercourses Overlay • Prescribed Wells Area Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Strategic Infrastructure Gas Pipelines Overlay • Traffic Generating Development Overlay • Water Protection Area Overlay • Water Resources Overlay 	<p>Intensity]: DTS 1.1</p> <p>[Built Form and Character]: DTS 3.3, 3.4, 3.5</p> <p>[Interface Height]: DTS 4.1, 4.2</p> <p>[Landscaping]: DTS 5.1, 5.2</p>	<p>Interface Between Land Uses [Hours of Operation]: DTS 2.1</p> <p>Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: DTS 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p>		<p>Airport Building Heights (Regulated): DTS 1.1, 1.2</p> <p>Building Near Airfields: DTS 1.1, 1.2</p> <p>Defence Aviation Area: DTS 1.1, 1.3</p> <p>Future Road Widening: DTS 1.1</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: DTS 1.1</p> <p>Major Transport Routes: All</p> <p>Native Vegetation: DTS 1.1, 1.2</p> <p>State Significant Native Vegetation: DTS 1.1</p> <p>Urban Transport Routes: DTS All</p>
<p>Office</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Area Overlay 	<p>[Land Use and Intensity]: DTS 1.1</p> <p>[Built Form and</p>	<p>Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5</p> <p>Interface Between Land Uses [Hours of Operation]: DTS 2.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): DTS 1.1</p> <p>Airport Building Heights (Regulated): DTS 1.1, 1.2</p>

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Concept Plans Technical and Numeric Variation Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Non-stop Corridor Overlay • Prescribed Water Resources Area Overlay • Prescribed Watercourses Overlay • Prescribed Wells Area Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Strategic Infrastructure Gas Pipelines Overlay • Traffic Generating Development Overlay • Water Protection Area Overlay • Water Resources Overlay 	Character]: DTS 3.3, 3.4, 3.5 [Interface Height]: DTS 4.1, 4.2 [Landscaping]: DTS 5.1, 5.2	Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Key Outback and Rural Routes: All Key Railway Crossings: DTS 1.1 Major Transport Routes: All Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1 Urban Transport Routes: DTS All	

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	[Advertisements]: PO 6.1	Advertisements [Appearance]: PO 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: PO 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Defence Aviation Area: PO 1.1, 1.3 Character Area: All Character Preservation District: All Coastal Areas: All Future Road Widening: PO 1.1 Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: All Key Railway Crossings: PO 1.1 Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Non-stop Corridor: All Prescribed Water Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place: All Strategic Infrastructure Gas Pipelines: All State Significant Native Vegetation: PO 1.1 Traffic Generating Development: All Urban Transport Routes: PO All Water Protection Area: All Water Resources: All
Bulky goods outlet	[Land Use and Intensity]: PO 1.1, 1.2 [Built Form and Character]: PO 2.1, 2.2 [Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6 [Landscaping]: PO 5.1, 5.2 [Concept Plans]: PO 7.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5 Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1 Design in Urban Areas [Car Parking Appearance]: PO 6.2 Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [General Land Use Compatibility]: PO 1.2 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4 Transport, Access and Parking [Sightlines]: PO 2.1, 2.2	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Area: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Future Road Widening: All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: All Key Railway Crossings: All Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Community centre	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Consulting room Office	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		
		<p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Area Overlay or State Heritage Area Overlay	None	None	None	Historic Area: All State Heritage Area: All
Hotel	[Land Use and Intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Lands Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Tourism Development: PO 1.1, 1.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: PO All Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Area: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Future Road Widening: All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: All Key Railway Crossings: All Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: All Non-stop Corridor: All Prescribed Water Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Light industry	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Motor repair station	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Retail Fuel Outlet	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes: All Water Protection Area: All Water Resources: All
Service trade premises	[Land Use and Intensity]: PO 1.1, 1.2 [Built Form and Character]: PO 2.1, 2.2 [Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6 [Landscaping]: PO 5.1, 5.2 [Concept Plans]: PO 7.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5 Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1 Design in Urban Areas [Car Parking Appearance]: PO 6.2 Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [General Land Use Compatibility]: PO 1.2 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4 Transport, Access and Parking [Sightlines]: PO 2.1, 2.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Area: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Future Road Widening: All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: All Key Railway Crossings: All Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: All Non-stop Corridor: All Prescribed Water Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: All River Murray Flood Plain: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
<p>Shop</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> The gross leasable floor area is more than 1000m² other than a bulky goods outlet or it is ancillary to a light industry 	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Store	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Telecommunications facility	None	<p>Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: PO 6.1, 6.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Character Preservation District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: PO 8.1, 10.1 Key Railway Crossings: All Local Heritage Place: All Major Transport Routes: PO 8.1, 10.1 Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: All Non-stop Corridor: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Strategic Infrastructure Gas Pipelines: All Urban Transport Routes: PO 8.1, 10.1 Water Protection Area: All Water Resources: All
Tourist accommodation	[Land Use and Intensity]: PO 1.1, 1.2 [Built Form and Character]: PO 2.1, 2.2 [Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1 Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Area: All Character Preservation District: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Strategic Infrastructure Gas Pipelines: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources: All
Tree damaging activity	None	None	None	Regulated Tree: All
Warehouse	<p>[Land Use and Intensity]: PO 1.1, 1.2</p> <p>[Built Form and Character]: PO 2.1, 2.2</p> <p>[Building Height and Setbacks]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>[Landscaping]: PO 5.1, 5.2</p> <p>[Concept Plans]: PO 7.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1</p> <p>Design in Urban Areas [All development – External appearance]: PO 1.4, 1.5</p> <p>Design in Urban Areas [All development – Water Sensitive Urban Design]: PO 5.1</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.2</p> <p>Design in Urban Areas [All Non-Residential Development – Water Sensitive Design]: PO 42.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>	None	<p>Airport Building Heights (Aircraft Landing Area): PO 1.1</p> <p>Airport Building Heights (Regulated): PO 1.1, 1.2</p> <p>Building Near Airfields: PO 1.1, 1.2</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: PO 1.1, 1.3</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Strategic Infrastructure Gas Pipelines: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Industry	Light industry
Shop	Where: (f) the gross leasable floor area is no more than 1000m ² : or (g) it is a bulky goods outlet; or (h) it is ancillary to a light industry on the same allotment.
Waste reception, storage, treatment or disposal	
Wrecking yard	

Assessment Provisions

Desired Outcomes (DO)

DO 1

A zone supporting a diverse range of low impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

A range of employment generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce objectionable emissions.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Bulky goods outlet
- Consulting room
- Indoor recreation facility
- Light industry
- Office
- Research facility
- Service trade premises
- Shop
- Store
- Training facility
- Tourist accommodation
- Retail fuel outlet
- Place of worship
- Motor repair station.

PO 1.2

Shops, other than bulky goods outlets, provide a local convenience service to meet the day to day needs of the local community and surrounding businesses as well as support the sale of products made on-site as a supplement to a business activity to enhance local job opportunities.

DTS/DPF1.2

Shop:

- a. with a gross leasable floor area up to 500m²;
- b. in the form of a bulky goods outlet; or
- c. ancillary to and located on the same allotment as a light industry.

Built Form and Character

PO 2.1

Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

DTS/DPF 2.1

None are applicable.

PO 2.2

Building facades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following:

- (a) a variety of building finishes and avoid elevations that consist solely of metal cladding;
- (b) using materials with a low reflectivity; and
- (c) techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.

DTS/DPF 2.2

None are applicable.

Building height and setbacks

PO 3.1

Buildings set back from the primary street boundary to contribute to a consistent streetscape.

DTS/DPF3.1

Buildings are no closer to the primary street frontage than:

- (a) the average of existing buildings on adjoining sites with the same primary street frontage and, if there is only one such building, the setback of that building; or
- (b) where no building exists on an adjoining site, 3m or more.

PO 3.2

Buildings set back from a secondary street boundary to accommodate the provision of landscaping between buildings and the street to enhance the appearance of land and buildings when viewed from the street.

DTS/DPF3.2

Buildings are no closer than 2m to the secondary street boundary.

PO 3.3

Buildings set back from rear access ways to provide adequate manoeuvrability for vehicles to enter and exit the site.

DTS/DPF3.3

Buildings are setback from the rear access way:

- (a) where the access way is 6.5m wide or more, no requirement; or
- (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.

PO 3.4

Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.

DTS/DPF3.4

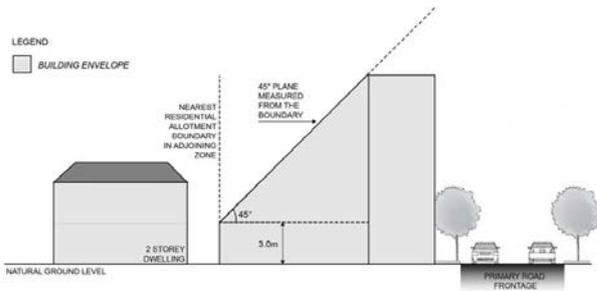
Buildings setback at least 3m from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.

PO 3.5

Buildings adjoining a zone primarily intended to accommodate residential development are sited and designed to minimise visual impacts from building bulk.

DTS/DPF 3.5

Buildings constructed within a building envelope provided by a 45 degree plane, measured from a height of 3m above natural ground level at the allotment boundary of a zone primarily intended to accommodate residential development as shown in the following diagram, except where the relevant boundary is a southern boundary, or where this boundary is the primary street boundary.

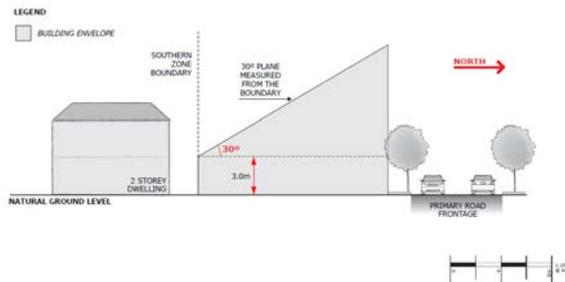


PO 3.6

Buildings are constructed to minimise overshadowing of sensitive receivers outside the zone.

DTS/DPF 3.6

Buildings on sites with a southern boundary adjoining a residential allotment within a different zone are constructed within a building envelope provided by a 30-degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:



Site Dimensions and Land Division

PO 4.1

Land division that creates allotments that vary in size and are suitable for a variety of commercial and business activities.

DTS/DPF4.1

Allotments have:

- an area of 1250m² or more; and
- a frontage of 20 metres or more.

Landscaping

PO 5.1

Landscaping provided to enhance the visual appearance of development when viewed from public roads and thoroughfares.

DTS/DPF 5.1

Other than to accommodate a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land, a landscaped area is provided within the development site (excluding any land required for road widening purposes):

- where a building is setback less than 3m from the street boundary – 1m or more within the area remaining between a relevant building and the street boundary; or
- at least 1.5m wide.

PO 5.2

Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.

DTS/DPF 5.2

Landscape areas comprise:

- (c) not less than 10 percent of the site;
- (d) a dimension of at least 1.5m.

Advertisements

PO 6.1

Freestanding advertisements are not visually dominant within the locality.

DTS/DPF 6.1

Freestanding advertisements:

- (a) do not exceed 4m in height above natural ground level; and
- (b) do not have a face that exceeds 3m².

Notification of Performance assessed development

All classes of performance assessed development are excluded from notification except where it involves any of the following:

(d)

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Suburban Activity Centre Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Air handling unit, air conditioning system or exhaust fan including any associated components and any associated building alteration or addition necessary or incidental to its installation</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 The item will be installed on or within an existing building 2 The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire. 3 If the associated building is in a Local Heritage Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 25 There will be no increase in the total floor area of the building 26 There will be no alteration to the external appearance of the building.
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Character Area Overlay 	<ol style="list-style-type: none"> 43 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 44 Shade sail consists of permeable material

<ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>45 The total area of the sail - does not exceed 40m²</p> <p>46 No part of the shade sail will be:</p> <ul style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment <p>47 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>48 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>49 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment – the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>19 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>20 Panels and associated components do not overhang any part of the roof</p> <p>21 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>13 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>14 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement attached to a building or structure Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Area Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	None
Freestanding advertisement located on private land Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Area Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay 	[Advertisements]: DTS 5.1	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Areas) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Future Road Widening Overlay: DTS 1.1
Change of use to a <u>shop, office, consulting room</u> or any combination of these uses where the area to be occupied by the proposed development is located in an existing building and utilises existing on-site car parking Except where any of the following apply: <ul style="list-style-type: none"> State Heritage Area Overlay State Heritage Place Overlay 	None	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	None	Major Urban Transport Routes Overlay: [Access – Existing Access Points] DTS 3.1 Key Outback and Rural Routes Overlay: Access – Existing Access Points] DTS 3.1
Land division	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	None
Temporary change of use to a <u>sales office</u> within an existing building for no more than 2 years	None	None	None	None
The construction of a new building in the same, or substantially the same, position as a building which was	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
demolished within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 				

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: PO 5.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	Advertising Near Signalised Intersections Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes Overlay: All
Bulky goods outlet	[Land use and intensity]: PO 1.1 and 1.5 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Cinema	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
<u>Community facility</u>	<p>[Land use and intensity]: PO 1.1</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	None	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Consulting room	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place Overlay: All State Heritage Place Overlay: All
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	Historic Area Overlay: All State Heritage Area Overlay: All
Dwelling Residential flat building	[Land use and intensity]: PO 1.1-1.4 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Residential Development]: All Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All	None	Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [General Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All
Educational establishment	[Land use and intensity]: PO 1.1 [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Building height and setbacks]: All [Concept Plans]: All</p>	<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<u>Emergency services facility</u>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		<p>Design Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Fence	[Built form and character]: All	Design in Urban Areas [Fences and Walls]: PO 8.1	None	Airport Building Heights (Aircraft Landing Area) Overlay Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Defence Aviation Area Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All River Murray Flood Plain Overlay River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Urban Transport Routes Overlay: All
Hospital	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Hotel	[Land use and intensity]: PO 1.1 [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Building height and setbacks]: All [Concept Plans]: All</p>	<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<u>Indoor recreation facility</u>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Design Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Library	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Land division	[Land Division]: PO 4.1	Land Division in Urban Areas: All	None	Affordable Housing Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Environment and Food Production Area Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay : All Hazards (Bushfire – General Risk) Overlay : All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Office Bank Civic centre	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<u>Outbuilding Store</u>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	None	None	Airport Building Heights (Regulated) Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Urban Transport Routes Overlay: All
Place of worship	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Pre-school	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources Overlay: All
<u>Public transport terminal</u>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All PO Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All	None	Water Resources Overlay: All Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Recreation area	[Land use and intensity]: PO 1.1 [Built form and character]: All [Concept Plans]: All	Open Space and Recreation: All Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All	None	Character Area Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Regional) Overlay Hazards (Bushfire – Urban Interface) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All River Murray Flood Plain Overlay River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<u>Retail fuel outlet</u>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Restaurant	[Land use and intensity]: PO 1.1 [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Building height and setbacks]: All [Concept Plans]: All</p>	<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Retaining wall	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: All	None	Character Area Overlay: All Defence Aviation Area Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Urban Transport Routes Overlay: All
Shop (not being a restaurant or bulky goods outlet)	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Airport Building Heights (Regulated) Overlay: All Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<u>Telecommunications facility</u>	[Built form and character]: All	Infrastructure and Renewable Energy Facilities [General]: All Infrastructure and Renewable Energy Facilities [Visual Amenity]: All Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: All	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All
Tree-damaging activity	None	None	None	Regulated Tree Overlay: All
Verandah Shade sail	[Built form and character]: All	None	None	Airport Building Heights (Regulated) Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Building Near Airfields Overlay: All Character Area Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Urban Transport Routes Overlay: All
All other Code Assessed Development	All	All	None	All

Table 4 – Restricted Development Classification

Class of Development

The following Classes of Development are classified as Restricted

Industry (except light industry)

Assessment Provisions

Desired Outcome (DO)

DO 1

An active retail precinct that includes neighbourhood scale shopping, business, entertainment and recreation facilities. It is a focus for business and community life and provides for most daily and weekly shopping needs of the community. The precinct includes buildings that are well integrated with pedestrian and cycle networks as well as public transport, and sit within a high quality and well activated public realm.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Shops, office, entertainment, health and recreation related uses supplemented by other businesses that provide a range of goods and services to the surrounding neighbourhood and district.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

Cinema

Community facility

Consulting room

Educational establishment

Emergency services facility

Health facility

Hospital

Hotel

Indoor recreation facility

Library

Office

Place of worship

Pre-school

Public transport terminal

Recreation area

Restaurant

Retail fuel outlet

Service trade premises

Shop

Tourist accommodation.

PO 1.2

Residential development does not prejudice the operation of existing non-residential development and the long term provision of services and facilities for wider community benefit.

DTS 1.2

None are applicable.

PO 1.3

Dwellings developed only in conjunction with non-residential uses to support business, entertainment and recreational activities

DTS 1.3

Dwellings are developed only in conjunction with non-residential uses and sited:

- (a) at upper levels of buildings with non-residential uses located at ground level; or
- (b) behind non-residential uses on the same allotment.

PO 1.4

Where residential development is appropriate having regard to other performance outcomes of the zone, residential development achieves medium-to-high densities.

PO 1.4

Residential development achieves a minimum net density of 35 dwelling units per hectare.

PO 1.5

Bulky goods outlets are sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.

DTS/DPF 1.5

Bulky goods outlets with a gross leaseable area of 500m² or more are located towards the periphery of the zone.

Built Form and Character

PO 2.1

Development throughout the zone that integrates with desired development through building scale, connections and complementary land uses.

DTS 2.1

None are applicable.

PO 2.2

Buildings sited and designed to create pedestrian, vehicular, open space and visual linkages between the various built-form elements within the zone and adjoining main roads and thoroughfares.

DTS 2.2

None are applicable.

PO 2.3

Vehicular access points and car parks are coordinated and consolidated to enable the shared use of parking spaces.

DTS 2.3

None are applicable.

PO 2.4

Development promotes the use of pedestrian and cyclist connections to centre facilities and services.

DTS 2.4

None are applicable.

PO 2.5

Non-residential buildings and facilities are sited and designed to create streetscapes and spaces that encourage social interaction.

DTS 2.5

None are applicable.

Building height and setbacks

PO 3.1

A range of low to medium rise buildings, with the highest intensity of built form at the centre of the zone and lower scale at the peripheral zone interface.

DTS/DPF 3.1

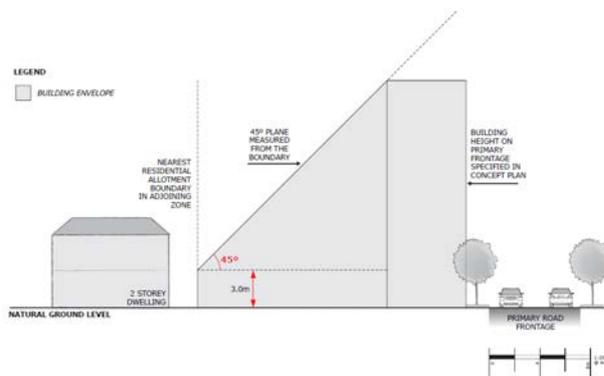
Building height is not greater than any maximum, or less than any minimum, specified in the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*, or the *Minimum Building Height Levels Technical and Numeric Variation Overlay*.

PO 3.2

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood zone.

DTS/DPF 3.2

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 allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 3.3 will apply, or where this boundary is the primary street boundary):

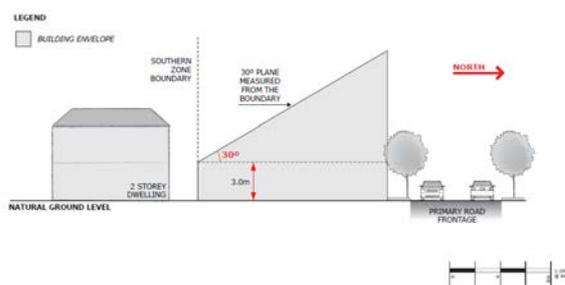


PO 3.3

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

DTS / DPF 3.3

Buildings on sites with a southern boundary adjoining a residential allotment within a neighbourhood zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:



Land Division

PO 4.1

Land division that creates allotments that vary in size and are suitable for a variety of business and community facilities.

DTS 4.1

None are applicable.

Advertisements

PO 5.1

Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.

DTS 5.1

Freestanding advertisements that:

- a) do not exceed 8m in height; and
- b) do not have a sign face that exceeds 6m² per side

Concept Plans

PO 6.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the *Concept Plans Technical and Numeric Variation Overlay*

DTS/DPF 6.1

None are applicable

Procedural Matters (PM)

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) development on a site located adjacent a dwelling within a Neighbourhood Zone which comprises:
 - (i) development defined as 'all other code assessed development' in Suburban Activity Centre Zone Table 3
 - (ii) construction of a building which fails to comply with DTS 3.1 to 3.3 (inclusive)
 - (iii) the construction of or change of use to a retail fuel outlet, educational establishment, emergency services facility, entertainment venue, hospital, hotel, light industry

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Suburban Business and Innovation Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Carport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay • Major Urban Transport Routes Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • River Murray Tributaries Area Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Urban Transport Routes Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 60m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

	<p>(b) it 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 abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 70% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>13 The carport:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Place Overlay 	<p>7 There will be no increase in the total floor area of the building</p> <p>8 There will be no alteration to the external appearance of the building.</p>

<ul style="list-style-type: none"> Local Heritage Place Overlay 	
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> Airport Building Heights (Aircraft Landing Area) Overlay Airport Building Heights (Regulated) Overlay Building Near Airfields Overlay Defence Aviation Area Overlay Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay Major Urban Transport Routes Overlay Murray Darling Basin Overlay Native Vegetation Overlay Non-stop Corridor Overlay River Murray Tributaries Area Overlay State Heritage Area Overlay State Heritage Place Overlay Urban Transport Routes Overlay 	<p>43 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>44 It is detached from and ancillary to a dwelling erected on the site.</p> <p>45 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary</p> <p>46 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>47 Total floor area - does not exceed 60m²</p> <p>48 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>49 Building height - does not exceed 5m</p> <p>50 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 <p>51 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure <p>52 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>53 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>54 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p>

	<p>55 The garage:</p> <p>(a) is located so that vehicle access:</p> <p>i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or</p> <p>ii. will use a driveway that:</p> <p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>56 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay 	<p>37 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>38 It is detached from and ancillary to a dwelling erected on the site</p> <p>39 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>40 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>41 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>42 Total floor area does not exceed 60m²</p> <p>43 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>44 Building height - does not exceed 5m</p>

<ul style="list-style-type: none"> • Murray Darling Basin Overlay • Native Vegetation Overlay • River Murray Tributaries Area Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<p>45 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 <p>46 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) 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 abut the proposed wall or structure <p>47 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>48 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Defence Aviation Area Overlay • Local Heritage Place Overlay • Historic Area Overlay • River Murray Tributaries Area Overlay • Murray Darling Basin Overlay 	<p>29 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>30 Shade sail consists of permeable material</p> <p>31 The total area of the sail - does not exceed 40m²</p> <p>32 No part of the shade sail will be:</p> <ul style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment <p>33 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>34 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p>

<ul style="list-style-type: none"> • State Heritage Place Overlay • State Heritage Area Overlay 	<p>35 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<p>10 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>11 Panels and associated components do not overhang any part of the roof</p> <p>12 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Future Road Widening Overlay • Local Heritage Place Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • River Murray Tributaries Area Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<p>16 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>17 It is ancillary to a dwelling erected on the site</p> <p>18 Allotment boundary setback – not less than 1m</p> <p>19 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>20 Location of filtration system from a dwelling on an adjoining allotment:</p> <p>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p>(b) not less than 12m in any other case.</p>
<p>Verandah Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Aircraft Landing Area) Overlay 	<p>33 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>34 It is ancillary to a dwelling erected on the site</p> <p>35 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>36 Total floor area - does not exceed 60m²</p>

<ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Defence Aviation Area Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • River Murray Tributaries Area Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<p>37 Post height - does not exceed 3m measured from natural ground level</p> <p>38 Building height - does not exceed 5m</p> <p>39 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>40 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.</p>
<p>Water tank (underground)</p>	<p>10 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>11 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria			
	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
<p>Advertisement attached to a building or structure Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Advertisements [Appearance]: DTS 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2</p> <p>Advertisements [Advertising Content]: DTS 3.1</p> <p>Advertisements [Amenity Content]: DTS 4.1</p> <p>Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5</p>	None	Advertising Near Signalised Intersections Overlay: All DTS
<p>Change of use from a shop, office or consulting room to a shop, office, consulting room or any combination of these uses where the area to be occupied by the proposed development is located in an existing building and is provided with existing on-site car parking Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 	None	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	None	<p>Major Urban Transport Routes Overlay: [Access – Existing Access Points] DTS 3.1</p> <p>Key Outback and Rural Routes Overlay: Access – Existing Access Points] DTS 3.1</p>
<p>Dwelling addition Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	[Building height and setbacks]: All DTS	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All DTS</p> <p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Building Near Airfields Overlay: All DTS</p> <p>Character Area Overlay: DTS 2.1</p> <p>Coastal Areas Overlay: All DTS</p> <p>Defence Aviation Area Overlay: All DTS</p> <p>Future Road Widening Overlay: All DTS</p> <p>Hazards (Bushfire – High Risk) Overlay: All DTS</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All DTS</p> <p>Hazards (Bushfire – General Risk) Overlay: All DTS</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All DTS</p> <p>Hazards (Bushfire – Regional) Overlay: All DTS</p> <p>Hazards (Flooding) Overlay: All DTS</p> <p>Historic Area Overlay: DTS 2.1</p> <p>Key Railway Crossings Overlay: All DTS</p> <p>Major Urban Transport Routes Overlay: All DTS</p> <p>Native Vegetation Overlay: All DTS</p> <p>Non-stop Corridor Overlay: All DTS</p> <p>Sloping Land Overlay: All DTS</p> <p>Urban Transport Routes Overlay: All DTS</p>

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria			
	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1		
Detached Dwelling Semi-Detached Dwelling Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Historic Area Overlay • Local Heritage Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	[Building height and setbacks]: All DTS	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: All DTS Coastal Areas Overlay: All DTS Defence Aviation Area Overlay: All DTS Future Road Widening Overlay: All DTS Hazards (Bushfire – High Risk) Overlay: All DTS Hazards (Bushfire – Medium Risk) Overlay: All DTS Hazards (Bushfire – General Risk) Overlay: All DTS Hazards (Bushfire – Urban Interface) Overlay: All DTS Hazards (Bushfire – Regional) Overlay: All DTS Hazards (Flooding) Overlay: All DTS Historic Area Overlay: DTS 2.1 Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: All DTS Non-stop Corridor Overlay: All DTS Sloping Land Overlay: All DTS Urban Transport Routes Overlay: All DTS

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria			
	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 23.1, 23.2, 23.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Site Contamination: DTS 1.1		
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Character Preservation District Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Historic Area Overlay 	None	Housing Renewal: All DTS	None	Airport Building Heights (Aircraft Landing Area) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Building Near Airfields Overlay: All DTS Coastal Areas Overlay: All DTS Defence Aviation Area Overlay: All DTS Future Road Widening Overlay: All DTS Hazards (Bushfire – High Risk) Overlay: All DTS Hazards (Bushfire – Medium Risk) Overlay: All DTS Hazards (Bushfire – General Risk) Overlay: All DTS Hazards (Bushfire – Urban Interface) Overlay: All DTS Hazards (Bushfire – Regional) Overlay: All DTS Hazards (Flooding) Overlay: All DTS Key Railway Crossings Overlay: All DTS Major Urban Transport Routes Overlay: All DTS Native Vegetation Overlay: All DTS Non-stop Corridor Overlay: All DTS Sloping Land Overlay: All DTS Urban Transport Routes Overlay: All DTS
Land division	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	None
Temporary change of use to a sales office within an existing building for no more than 2 years	None	None	None	None

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria			
	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
<p>The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	None	None	None

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: All	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	Advertising Near Signalised Intersections Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Tributaries Area Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All
Carport Outbuilding (in the form of a garage)	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2	None	Advertising Near Signalised Intersections Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5		Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All
Consulting room Office	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place Overlay: All State Heritage Place Overlay: All
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	Historic Area Overlay: All State Heritage Area Overlay: All
Detached dwelling Semi-detached dwelling	[Land use and intensity]: PO 1.1, 1.3 [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1 Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1 Design in Urban Areas [All Residential Development – Flooding]: PO 18.1	None	Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p>		<p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p>
Dwelling addition	<p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p>	None	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p>
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</p>	None	Housing Renewal: All	None	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority				Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All
Fence	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: PO 8.1	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Tributaries Area Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All
Group dwelling	[Land use and intensity]: PO 1.1, 1.3 [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2	None	Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Building height and setbacks]: All [Concept plans]: All</p>	<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All
Land division	[Land Division]: All	Land Division in Urban Areas: All	None	Affordable Housing Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay : All Hazards (Bushfire – General Risk) Overlay : All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Water Resources Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Prescribed Wells Area Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Light industry Warehouse Store	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: PO All Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Motor repair station	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: PO All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Residential flat building	[Land use and intensity]: PO 1.1, 1.3 [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Residential Development]: All Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Interface Between Land Uses [General Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1	None	Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All
Retaining wall	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: All	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Tributaries Area Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All
Row dwelling	[Land use and intensity]: PO 1.1, 1.3 [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1 Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1 Design in Urban Areas [All Residential Development – Flooding]: PO 18.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3	None	Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p>		<p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p>
Service trade premises	<p>[Land use and intensity]: PO 1.1, 1.2</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Concept plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	None	<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Shop	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All [Concept plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Tree-damaging activity	None	None	None	Regulated Tree Overlay: All
Verandah Shade sail	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	None	Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Character Preservation District Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Tributaries Area Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	Restaurant Any other shop with a gross leasable floor area less than 1000m ²

Assessment Provisions

Desired Outcome (DO)

DO 1

A business and innovation precinct that includes a range of emerging businesses that have low level off-site impacts. Residential development within the area is subordinate to employment uses and generally include medium density residential that is designed to complement, and not prejudice the operation of existing businesses.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Shops, office, consulting room, low-impact industry and other non-residential uses supported by a variety of compact, medium density housing and accommodation types.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Consulting room
- Dwelling
- Institutional facility
- Light industry
- Motor repair station
- Office
- Service trade premises

Shop
Store
Warehouse

PO 1.2

Retail, business and commercial development of a scale that provides a local convenience service without undermining the vibrancy and function of zones primarily intended to accommodate such development.

DTS/DPF 1.2

The gross leasable floor area of a shop, office, or consulting room does not exceed 500m².

PO 1.3

Compact, medium density residential development does not prejudice the operation of existing non-residential activity within the zone.

DTS 1.3

None are applicable.

Built Form and Character

PO 2.1

Building scale and design complements surrounding built form, streetscapes and local character.

DTS 2.1

None are applicable.

PO 2.2

Presentation development which with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones primarily intended to accommodate sensitive receivers.

DTS 2.2

None are applicable.

Building height and setbacks

PO 3.1

A range of low-rise to medium-rise buildings, with the highest intensity of built form at the centre of the zone, and lower scale at the peripheral zone interface.

DTS/DPF 3.1

Building height does not exceed:

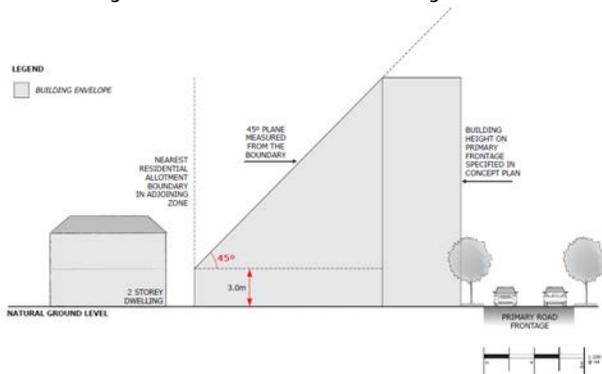
- (a) 2 building levels or 9 metres where the development is located adjoining a different zone that primarily envisages residential development; or
- (b) 3 building levels or 12 metres in all other cases.

PO 3.2

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood zone.

DTS/DPF 3.2

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 allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 3.3 will apply, or where this boundary is the primary street boundary):

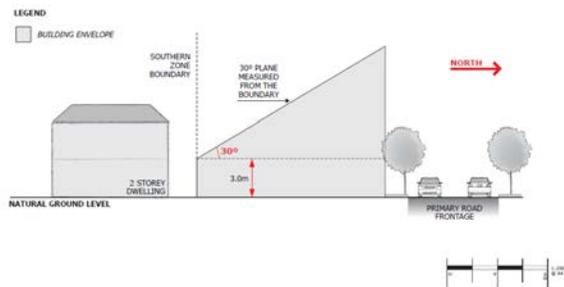


PO 3.3

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

DTS 3.3

Buildings on sites with a southern boundary adjoining a residential allotment within a neighbourhood zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:



PO 3.4

Buildings set back from primary street boundaries to contribute to a consistent streetscape.

DTS/DPF 3.4

Buildings set back from the primary street frontage:

- (a) the average of any existing buildings on either of the adjoining sites having frontage to the same street; or
- (b) not less than 6m where no building exists on an adjoining site.

PO 3.5

Buildings set back from secondary street boundaries (other than rear laneways) to contribute to a consistent streetscape.

DTS/DPF 3.5

Buildings set back from the secondary street frontage:

- (a) the average of any existing buildings on adjoining sites having frontage to the same street; or
- (b) not less than 0.9m where no building exists on an adjoining site.

PO 3.6

Buildings set back from side boundaries to maintain adequate separation and ventilation.

DTS/DPF 3.6

Other than walls located on a side boundary, buildings are set back at least 0.9 metres from side boundaries.

PO 3.7

Buildings set back from rear boundaries to minimise adverse impacts on adjoining land uses.

DTS/DPF 3.7

Buildings are set back from the rear boundary at least 3 metres.

Land Division

PO 4.1

Land division and site amalgamation that creates allotments that vary in size and are suitable for a variety of residential and commercial activities and that improve the level of development integration.

DTS 4.1

None are applicable.

Advertisements

PO 5.1

Freestanding advertisements that identify the associated business without creating a visually dominant element within the streetscape.

DTS/DPF 5.1

Freestanding advertisements that:

- (a) do not exceed 6m in height; and
- (b) do not have a sign face that exceeds 4m² per side

Concept Plans

PO 6.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the *Concept Plans Technical and Numeric Variation Overlay*.

DTS 6.1

None are applicable

Procedural Matters (PM)

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (b) the site of the development is adjacent land to land in a different zone
- (c) development identified as "all other code assessed development" in Suburban Business and Innovation Zone Table 3
- (d) development that fails to comply with DPF 3.1

- (e) hotel
- (f) industry (other than a light industry)
- (g) shop, office or consulting room with a floor area exceeding 500m²

Suburban Main Street Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Air handling unit, air conditioning system or exhaust fan including any associated components and any associated building alteration or addition necessary or incidental to its installation Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Place Overlay • Local Heritage Place Overlay 	10 The item will be installed on or within an existing building 11 The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire. 12 If the associated building is in a Local Heritage Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Place Overlay • Local Heritage Place Overlay 	9 There will be no increase in the total floor area of the building 10 There will be no alteration to the external appearance of the building.
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Defence Aviation Area Overlay • Local Heritage Place Overlay 	36 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 37 Shade sail consists of permeable material 38 The total area of the sail - does not exceed 40m ² 39 No part of the shade sail will be: <ul style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment

<ul style="list-style-type: none"> • Historic Area Overlay • River Murray Tributaries Area Overlay • Murray Darling Basin Overlay • State Heritage Place Overlay • State Heritage Area Overlay 	<p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>40 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>41 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>42 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay • Local Heritage Place Overlay 	<p>13 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>14 Panels and associated components do not overhang any part of the roof</p> <p>15 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Water tank (underground)</p>	<p>12 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>13 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement attached to a building or structure Except where any of the following apply: <ul style="list-style-type: none"> State Heritage Area Overlay State Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections Overlay: All DTS
Change of use to a <u>shop</u>, <u>office</u>, <u>consulting room</u> or any combination of these uses where the area to be occupied by the proposed development is located in an existing building and utilises existing on-site car parking Except where any of the following apply: <ul style="list-style-type: none"> State Heritage Area Overlay State Heritage Place Overlay 	None	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	None	Major Urban Transport Routes Overlay: [Access – Existing Access Points] DTS 3.1 Key Outback and Rural Routes Overlay: Access – Existing Access Points] DTS 3.1
Land division	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	None
Temporary change of use to a <u>sales office</u> within an existing building for no more than 2 years	None	None	None	None
The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building Except where any of the following apply: <ul style="list-style-type: none"> Historic Area Overlay A Historic Shipwreck identified in the Historic Shipwrecks Overlay 	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • A Local Heritage Place identified In the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 				

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: PO 5.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	All
Bulky goods outlet	[Land use and intensity]: PO 1.1-1.3 (inclusive) and 1.6 [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Cinema	<p>[Land use and intensity]: PO 1.1-1.3 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Traffic, parking and access]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Community facility	[Land use and intensity]: PO 1.1-1.3 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Consulting room	[Land use and intensity]: PO 1.1-1.3 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Cut/fill Earthworks	[Built form and character]: All	Design in Urban Areas [Earthworks]: PO 7.1	None	All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place Overlay: All State Heritage Place Overlay: All
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	Historic Area Overlay: All State Heritage Area Overlay: All
Dwelling Residential flat building	[Land use and intensity]: PO 1.1-1.4 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Residential Development]: All Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Interface Between Land Uses [General Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		
Fence	[Built form and character]: All	Design in Urban Areas [Fences and Walls]: PO 8.1	None	All
Hotel	[Land use and intensity]: PO 1.1-1.3 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Lands Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Indoor recreation facility	[Land use and intensity]: PO 1.1-1.3 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Lands Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Library	[Land use and intensity]: PO 1.1-1.3 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Land division	[Land Division]: PO 6.1	Land Division in Urban Areas: All	None	All
Office Bank Civic centre	[Land use and intensity]: PO 1.1-1.3 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
<u>Outbuilding Store</u>	[Land use and intensity]: PO 1.1-1.3 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	None	None	All
<u>Place of worship</u>	[Land use and intensity]: PO 1.1-1.3 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Pre-school	<p>[Land use and intensity]: PO 1.1-1.3 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Traffic, parking and access]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Restaurant	<p>[Land use and intensity]: PO 1.1-1.3 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Traffic, parking and access]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Retaining wall	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: All	None	All
Shop (not being a restaurant or bulky goods outlet)	[Land use and intensity]: PO 1.1-1.3 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Telecommunications facility	[Built form and character]: All	<p>Infrastructure and Renewable Energy Facilities [General]: All</p> <p>Infrastructure and Renewable Energy Facilities [Visual Amenity]: All</p> <p>Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: All</p>	None	All
Tree-damaging activity	None	None	None	Regulated Tree Overlay: All
Verandah Shade sail	[Built form and character]: All	None	None	All
All other Code Assessed Development	All	All	None	All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted	Exclusions
<u>Industry</u>	n/a

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

A mix of land uses including retail, office, commercial, community, civic and medium density residential development that supports the local area.

DO 2

A high degree of pedestrian activity and main street activity with well-lit and visually engaging shop fronts and business displays including alfresco seating and dining facilities.

DO 3

An intimate public realm with active streets created by integrated mixed use buildings.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Retail, office, entertainment and recreation related uses supplemented by other businesses that provide a range of goods and services to the local community.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

Cinema

Community facility

Consulting room

Health facility

Hotel

Indoor recreation facility

Library

Office

Place of worship

Pre-school

Restuarant

Shop

Tourist accommodation.

PO 1.2

Land uses that promote movement and activity during daylight and evening hours, including restaurants, educational, community and cultural facilities, and accommodation for visitors and residents.

DTS 1.2

None are applicable.

PO 1.3

Ground floor uses that contribute to an active and vibrant main street.

DTS / DPF 1.3

Shop, restaurant, office, or consulting room uses are located on the ground floor level of buildings.

PO 1.4

Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities that contribute to making the main street precinct and pedestrian thoroughfares pleasant and lively places.

DTS / DPF 1.4

Dwellings developed in conjunction with non-residential uses that are sited:

- (a) at upper levels of buildings with non-residential uses located at ground level; or
- (b) behind non-residential uses on the same allotment.

PO 1.5

Tourist accommodation and visitor attractions that support the visiting public and holiday makers.

DTS 1.5

None are applicable.

PO 1.6

Bulky goods outlets are sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.

DTS/DPF 1.6

Bulky goods outlets with a gross leaseable area of 500m² or more are located towards the periphery of the zone.

Built Form and Character

PO 2.1

Buildings that sensitively frame the main street and public spaces and provide overall visual relief from building height and mass.

DTS / DPF 2.1

Buildings that:

- (a) include a clearly defined podium or street wall with a maximum building height of 1 building level or 4m in height; and
- (b) have levels above the defined podium or street wall setback a minimum of 2m from that wall.

PO 2.2

Buildings preserve the main street appearance by complementing the key shop-front elements such narrow buildings and tenancy footprint with frequently repeated frontages, and clear-glazed narrow shop front displays above raised display levels [base stall boards] and recessed entries.

DTS 2.2

None are applicable.

PO 2.3

Pedestrian shelter and shade provided over footpaths through the use of structures such as awnings, canopies and verandas.

DTS 2.3

None are applicable.

PO 2.4

Buildings that are adaptable and flexible to accommodate a range of land uses, including retail, office and residential, without the need for significant change to the building.

DTS / DPF 2.4

Ground floor levels of buildings incorporate a minimum ceiling height of 3.5m.

PO 2.5

Buildings that create visual interest, promote an active interface with the main street frontage and maximise passive surveillance.

DTS / DPF 2.5

Not less than 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed.

PO 2.6

Outbuildings, carports and garages located behind the primary building facing the main street, to ensure vibrancy and activity along the main street.

DTS 2.6

None are applicable.

PO 2.7

Development that creates an efficient and convenient pedestrian network establishing linkages within the main street and to adjoining zones.

DTS 2.7

None are applicable.

Building height and setbacks

PO 3.1

Building heights that are low to medium rise, where the height is commensurate with the development sites frontage and depth as well as the main street width, so that the impacts of building mass on adjoining properties and the streetscape can be minimised.

DTS / DPF 3.1

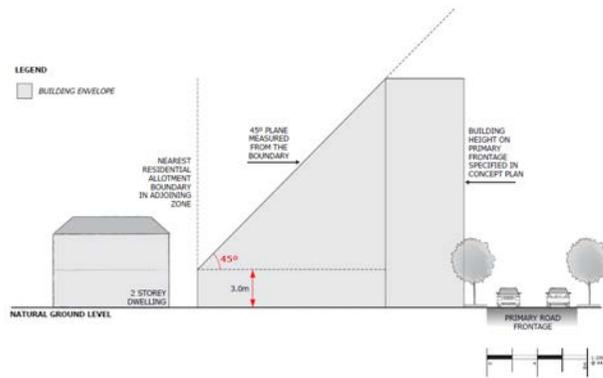
Building height is not greater than any maximum, or less than any minimum, specified in the Maximum Building Height Levels Technical and Numeric Variation Overlay, the Maximum Building Height Metres Technical and Numeric Variation Overlay, or the Minimum Building Height Levels Technical and Numeric Variation Overlay.

PO 3.2

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood zone.

DTS / DPF 3.2

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 allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 3.3 will apply, or where this boundary is the primary street boundary):

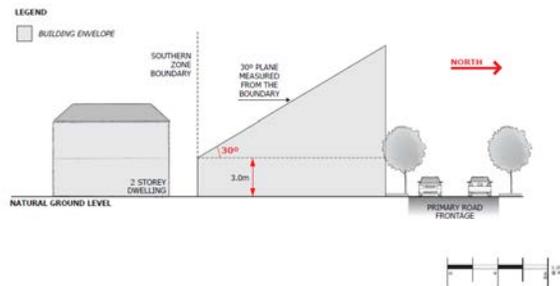


PO 3.3

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

DTS / DPF 3.3

Buildings on sites with a southern boundary adjoining a residential allotment within a [neighbourhood zone](#) are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:



PO 3.4

Buildings with no set-backs from road boundaries to achieve a continuity of street façade to the main street, but with sections of building set back to create outdoor dining areas, visually interesting building entrances and intimate but active spaces.

DTS 3.4

None are applicable.

PO 3.5

Buildings with no setback from side boundaries to achieve a continuity of street façade to the main street.

DTS / DPF 3.5

Except where contrary to DTS/DPF 3.2 or 3.3, building walls located on the site's side boundaries, with the front wall set back in line with neighbouring buildings.

PO 3.6

Buildings that are set back from rear boundaries (other than street boundaries) to minimise impacts on neighbouring properties, including access to natural light and ventilation.

DTS / DPF 3.6

Buildings set back a minimum 3 metres from rear boundaries where the subject land directly abuts an allotment of a different zone, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.

PO 3.7

Buildings that are set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles.

DTS / DPF 3.7

Buildings setback from the rear access way:

- (a) no requirement where the access way is not less than 6.5m wide; or
- (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.

Traffic, parking and access

PO 4.1

Development minimises the need for vehicle crossovers on the main street to reduce conflicts with pedestrians and avoid disruption to the continuity of built form.

DTS 4.1

None are applicable.

PO 4.2

Vehicle parking that is located behind buildings away from the primary main street frontage and designed to minimise its impacts on residential amenity.

DTS / DPF 4.2

Vehicle parking areas located behind the building line of the associated building.

Advertisements

PO 5.1

Freestanding advertisements that identify the associated business without creating a visually dominant element within the streetscape.

DTS/DPF 5.1

Freestanding advertisements:

- (a) do not exceed 8m in height; and
- (b) do not have a sign face that exceeds 6m² per side

Land Division

PO 6.1

Land division and site amalgamation that creates allotments that vary in size and are suitable for a variety of residential and commercial activities and that improve the level of development integration.

DTS 6.1

None are applicable.

Procedural Matters (PM)

Notification of Performance assessed development

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) development on a site located adjacent a dwelling within a neighbourhood zone which comprises:
 - (i) development defined as 'all other code assessed development' in Suburban Main Street Zone Table 3
 - (ii) construction of a building which fails to comply with DTS 3.1 to 3.3 (inclusive)
 - (iii) the construction of or change of use to a retail fuel outlet, educational establishment, emergency services facility, entertainment venue, hospital, hotel, light industry

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Notification of Performance assessed development

Placement of Notices – Exemptions for Restricted Development

None specified.

Suburban Neighbourhood Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Carport Except where any of the following apply:</p> <ul style="list-style-type: none"> • Building Near Airfields Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created Water Resources Overlay	<p>(b) it 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 abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 50% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The carport:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
Demolition Except where any of the following apply:	None.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay A State Heritage Place identified in the State Heritage Place Overlay	
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay A State Heritage Place identified in the State Heritage Place Overlay	<ol style="list-style-type: none"> 3 There will be no increase in the total floor area of the building 4 There will be no alteration to the external appearance of the building.
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created <p>Water Resources Overlay</p>	<ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 <p>9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure <p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 50%</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The garage:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>6 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>70 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>71 It is detached from and ancillary to a dwelling erected on the site</p> <p>72 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>73 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>74 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>75 Total floor area does not exceed 40m²</p> <p>76 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>77 Building height - does not exceed 5m</p> <p>78 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	<p>79 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) 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 abut the proposed wall or structure</p> <p>80 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 50%</p> <p>If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>50 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>51 Shade sail consists of permeable material</p> <p>52 The total area of the sail - does not exceed 40m²</p> <p>53 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>54 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>55 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>21 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
	together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
Solar photovoltaic panels (roof mounted) Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay A State Heritage Place identified in the State Heritage Place Overlay	22 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 23 Panels and associated components do not overhang any part of the roof Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
Spa pool Swimming pool Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay 	86 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 87 It is ancillary to a dwelling erected on the site 88 Allotment boundary setback – not less than 1m 89 Primary street setback – at least as far back as the building line of the building to which it is ancillary 90 Location of filtration system from a dwelling on an adjoining allotment: <ul style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise not less than 12m in any other case.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • Sloping Land Overlay Water Resources Overlay.	
Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay Water Resources Overlay	46 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 47 It is ancillary to a dwelling erected on the site 48 Primary street setback – as far back as the building line of the building to which it is ancillary 49 Total floor area - does not exceed 40m ² 50 Post height - does not exceed 3m measured from natural ground level 51 Building height - does not exceed 5m 52 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment 25 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 50%.
Water tank (above ground) Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay 	43 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 44 The tank is part of a roof drainage system 45 Total floor area - not exceeding 15m ² 46 The tank is located wholly above ground 47 Tank height – does not exceed 4m above natural ground level

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay Water Resources Overlay	<p>48 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>15 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
Water tank (underground) Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Acid Sulfate Soils) Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay Water Resources Overlay	<p>15 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary accommodation Except where Located within the Underground Subzone Aircraft Noise Exposure Overlay Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	All	Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Major Urban Transport Routes Overlay [Corner Cut-Offs]: All Key Railway Crossings Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: All Future Road Widening Overlay: All

Class of Development
 The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria
 Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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Hazards (Medium-Risk) Overlay
 Hazards (General-Risk) Overlay
 Hazards (Urban Interface) Overlay
 Hazards (Flooding) Overlay
 Historic Areas Overlay
 Local Heritage Place Overlay
 Marine Parks (Managed Use) Overlay
 Mt Lofty Ranges Catchment (Area 2) Overlay
 Noise and Air Emission Overlay
 Ramsar Wetlands Overlay

Hazards (Acid Sulfate Soils) Overlay: All
 Urban Transport Routes Overlay [Corner Cut-Offs]: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
River Murray Tributaries Overlay River Murray Flood Plain Overlay Significant Industry Interface Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay				
Carport Outbuilding (in the form of a garage) Except where the following apply:		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2		Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Historic Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay		Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5		Key Outback and Rural Route: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Urban Transport Routes Overlay: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Non-Stop Corridors Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay				
Dwelling addition Except where	[Site Coverage]: PO 3.1	Clearance from Overhead Powerlines: DTS 1.1	All	Airport Building Heights (Aircraft Landing Areas) Overlay: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Located in the Underground Subzone Aircraft Noise Exposure Overlay Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay	[Building Height]: PO 4.1 [Primary Street Setback]: PO 5.1 [Secondary Street Setback]: PO 6.1 [Boundary Walls] PO 7.1, 7.2 [Side Boundary Setback] PO 8.1 [Rear Boundary Setback] PO 9.1	Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or	Airport Building Heights (Regulated) Overlay: All Key Outback and Rural Route: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay [Access – Safe Entry and Exit: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1 Future Road Widening Overlay: All	

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Non-Stop Corridors Overlay Noise and Air Emission Overlay Ramsar Wetlands Overlay River Murray Tributaries Overlay		Less –Overlooking / Visual Privacy]: DTS 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1		Hazards (Acid Sulfate Soils) Overlay: All Urban Transport Routes Overlay: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
River Murray Flood Plain Overlay Significant Industry Interface Overlay State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay				
Detached Dwelling (not being in a Battle-axe arrangement) Except where: located within the Underground Subzone;	[Site Dimensions and Land Division]: DTS 2.1, 2.2 [Site Coverage]: DTS 3.1 [Building Height]: DTS 4.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2	All	Affordable Housing Overlay: All Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Key Outback and Rural Route Overlay: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Aircraft Noise Exposure Overlay Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay	[Primary Street Setback]: 5.1 [Secondary Street Setback]: DTS 6.1 [Boundary Walls]: DTS 7.1, 7.2 [Side Boundary Setbacks]: DTS 8.1 [Rear Boundary Setbacks]: 9.1	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1 Design in Urban Areas [All Residential Development – 3 Building Levels or	Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1 Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Urban Transport Routes Overlay: All	

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Historic Areas Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Non-Stop Corridors Overlay Noise and Air Emission Overlay Ramsar Wetlands Overlay River Murray Tributaries Overlay River Murray Flood Plain Overlay Significant Industry Interface Overlay		Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 23.1, 23.2, 23.3 Design in Urban Areas [All Residential Development – 3 Building Levels or		

Class of Development
 The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria
 Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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State Heritage Area Overlay
 State Heritage Place Overlay
 Sloping Land Overlay

Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6
 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1
 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2
 Interface Between Land Uses [Interface Between Rural Activities]: DTS 9.3, 9.4, 9.5
 Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas): DTS 10.1
 Site Contamination: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority located within the Underground Subzone;		Housing Renewal: All DTS		Affordable Housing Overlay [Land Division] DTS 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay: All Airport Building Heights (Regulated) Overlay: All Key Outback and Rural Route: All Key Railway Crossings Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Aircraft Noise Exposure Overlay Building Near Airfields Overlay Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire-High Risk) Overlay Hazards (Medium-Risk) Overlay Hazards (General-Risk) Overlay Hazards (Urban Interface) Overlay Hazards (Flooding) Overlay				Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Urban Transport Routes Overlay: All

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Historic Areas Overlay
- Local Heritage Place Overlay
- Marine Parks (Managed Use) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Non-Stop Corridors Overlay
- Noise and Air Emission Overlay
- Ramsar Wetlands Overlay
- River Murray Tributaries Overlay
- River Murray Flood Plain Overlay
- Significant Industry Interface Overlay

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
State Heritage Area Overlay State Heritage Place Overlay Sloping Land Overlay				
Excavation and filling Except where Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Historic Areas Overlay		Design in Urban Areas [All Development – Fences and Walls]: DTS 8.2		Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: DTS 1.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- Local Heritage Place Overlay
- Marine Parks (Managed Use) Overlay
- Mt Lofty Ranges Catchment (Area 2) Overlay
- Ramsar Wetlands Overlay
- River Murray Tributaries Overlay
- River Murray Flood Plain Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Sloping Land Overlay

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Outbuilding (not being a garage) Verandah Except where the following apply: Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Historic Areas Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2		Major Urban Transport Routes Overlay [Corner Cut-Offs]: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Urban Transport Routes Overlay [Corner Cut-Offs]: All

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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- River Murray Tributaries Overlay
- River Murray Flood Plain Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Sloping Land Overlay

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary accommodation		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Preservation District Overlay: All Coastal Areas Overlay: All Character Area Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Hazards (Bushfire-High Risk) Overlay: All Hazards (Medium-Risk) Overlay: All Hazards (General-Risk) Overlay: All Hazards (Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Historic Areas Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Native Vegetation Overlay: All Noise and Air Emission Overlay: All Ramsar Wetlands Overlay: All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All Significant Industry Interface Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Significant Native Vegetation Areas Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Sloping Land Overlay: All
Carport Outbuilding (in the form of a garage)		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5		Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Coastal Areas: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Regulated Trees: All Sloping Land: All State Heritage Area: All State Heritage Place: All Local Heritage Place Overlay: All Character Area Overlay: All Historic Areas Overlay: All Urban Transport Routes: All Key Outback and Rural Route Overlay All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Key Railway Crossings Overlay: All Major Urban Transport Routes: All Native Vegetation Overlay [Environmental Protection]: All State Significant Native Vegetation Areas Overlay: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Non-Stop Corridors Overlay: All Character Preservation District Overlay: All Hazards (Flooding) Overlay: All Coastal Areas Overlay : All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All
Consulting room Office Preschool	[Land Use and Intensity]: PO 1.3, 1.4, PO 1.5, PO 1.6 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1 [Primary Street Setback]: PO 5.1 [Secondary Street Setback]: PO 6.1 [Boundary Walls]: PO 7.1 [Side Boundary Setback]: PO 8.1	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Character Area Overlay: All Character Preservation District: All Coastal Areas: All Future Road Widening: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Rear Boundary Setback]: PO 9.1	Transport, Access and Parking [Movement Systems]: PO 1.4 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		Historic Area: All Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Marine Parks (Managed Use) : All Murray Darling Basin : All Native Vegetation : All Noise and Air Emissions: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All River Murray Flood Plain Overlay : All River Murray Tributaries Area Overlay : All Significant Industry Interface Overlay: All Sloping Land Overlay : All State Heritage Area Overlay : All State Heritage Place Overlay : All State Significant Native Vegetation Overlay : All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay : All Urban Transport Routes Overlay : All Water Protection Area Overlay : All Water Resources Overlay: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Areas Overlay area or State Heritage Area	None	None	None	Historic Areas: All State Heritage Area: All
Dwelling addition	[Land Use and Intensity]: PO 1.2 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All Character Area Overlay: All Character Preservation District: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Primary Street Setback]: PO 5.1 [Secondary Street Setback]: PO 6.1 [Boundary Walls]: PO 7.1, 7.2 [Side Boundary Setback]: PO 8.1 [Rear Boundary Setback]: PO 9.1</p>	<p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Coastal Areas: All</p> <p>Defence Aviation Area Overlay: All Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All</p> <p>Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All Marine Parks (Managed Use) : All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin : All Native Vegetation : All Noise and Air Emissions: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All Significant Industry Interface Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All State Significant Native Vegetation Overlay: All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All</p>
Detached dwelling (not being in a Battle-axe arrangement)	[Land Use and Intensity]: PO 1.2	Clearance from Overhead Powerlines: PO 1.1		Aircraft Noise Exposure Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Semi-detached dwelling	<p>[Site Dimensions and Land Division]: 2.1, 2.2</p> <p>[Site Coverage]: PO 3.1</p> <p>[Building Height]: PO 4.1</p> <p>[Primary Street Setback]: PO 5.1</p> <p>[Secondary Street Setback]: PO 6.1</p> <p>[Boundary Walls]: PO 7.1, 7.2</p> <p>[Side Boundary Setback]: PO 8.1</p> <p>[Rear Boundary Setback]: PO 9.1</p>	<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: PO 22.1, 22.2</p>		<p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Building Near Airfields: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use) : All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin : All</p> <p>Native Vegetation : All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Significant Industry Interface Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.3, 9.4, 9.5</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: PO 1.1</p>		<p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</p> <p>b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p>		Housing Renewal: All		<p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Building Near Airfields: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Flooding): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Historic Area: All</p> <p>Key Outback and Rural Routes Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use) : All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin : All</p> <p>Native Vegetation : All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Ramsar Wetlands Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Flood Plain Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Significant Industry Interface Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
Excavation and filling		Design in Urban Areas [All Development – Fences and Walls]: PO 8.2		<p>Coastal Areas: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Regulated Trees: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land: All State Heritage Area: All State Heritage Place: All Local Heritage Place Overlay: All Character Area Overlay: All Historic Areas Overlay: All Urban Transport Routes: All Key Outback and Rural Route Overlay All Key Railway Crossings Overlay: All Major Urban Transport Routes: All Mt Lofty Ranges Catchment (Area 2) Overlay: All Native Vegetation Overlay [Environmental Protection]: All State Significant Native Vegetation Areas Overlay: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Non-Stop Corridors Overlay: All Character Preservation District Overlay: All Hazards (Flooding) Overlay: All Coastal Areas Overlay : All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All
Fence		Design in Urban Areas [All Development – Fences and Walls]: PO 8.1		Coastal Areas: All Future Road Widening: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				<p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Regulated Trees: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Local Heritage Place Overlay: All</p> <p>Character Area Overlay: All</p> <p>Historic Areas Overlay: All</p> <p>Urban Transport Routes: All</p> <p>Key Outback and Rural Route Overlay All</p> <p>Key Railway Crossings Overlay: All</p> <p>Major Urban Transport Routes: All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Native Vegetation Overlay [Environmental Protection]: All</p> <p>State Significant Native Vegetation Areas Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Non-Stop Corridors Overlay: All</p> <p>Character Preservation District Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Coastal Areas Overlay : All River Murray Tributaries Overlay: All River Murray Flood Plain Overlay: All
Land division	[Site Dimensions and Land Division] PO 2.1, 2.2	Land Division in Urban Areas: All		Affordable Housing Overlay: All Building Near Airfields Overlay : All Character Area Overlay : All Character Preservation District Overlay : All Coastal Areas Overlay : All Environment and Food Production Area Overlay : All Future Road Widening Overlay : All Hazards (Acid Sulfate Soils) Overlay : All Hazards (Bushfire – High Risk) Overlay : All Hazards (Bushfire – Medium Risk) Overlay : All Hazards (Bushfire – General Risk) Overlay : All Hazards (Bushfire – Urban Interface) Overlay : All Hazards (Bushfire – Regional) Overlay : All Hazards (Flooding) Overlay : All Historic Area Overlay : All Key Outback and Rural Routes Overlay : All Key Railway Crossings Overlay : All Local Heritage Place Overlay : All Limited Land Division Overlay: All Major Urban Transport Routes Overlay : All Marine Parks (Managed Use) Overlay : All Murray Darling Basin Overlay : All Native Vegetation Overlay : All Noise and Air Emissions Overlay : All Non-stop Corridor Overlay : All Ramsar Wetlands Overlay : All Regulated Trees Overlay : All River Murray Flood Plain Overlay : All River Murray Tributaries Area Overlay : All Sloping Land Overlay : All State Heritage Area Overlay : All State Heritage Place Overlay : All State Significant Native Vegetation Overlay : All Strategic Infrastructure (Gas Pipelines) Overlay : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Traffic Generating Development Overlay : All Urban Transport Routes Overlay : All Water Protection Area Overlay : All Water Resources Overlay: All
Retirement facility Supported accommodation	[Land Use and Intensity] PO 1.2, 1.5 [Site Dimensions and Land Division] PO 2.1 [Site Coverage]: PO 3.1 [Building Height]: PO 4.1 [Primary Street Setback]: PO 5.1 [Secondary Street Setback]: PO 6.1 [Boundary Walls]: PO 7.1, 7.2 [Side Boundary Setback]: PO 8.1 [Rear Boundary Setback]: PO 9.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9 Transport, Access and Parking [Access for People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Design in Urban Areas [All Development]: All Design in Urban Areas [All Residential Development]: All Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Design in Urban Areas [Supported Accommodation, Housing for Aged Persons, and People with Disabilities]: All All Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2		Aircraft Noise Exposure Overlay: All Airport Building Heights (Aircraft Landing Area) Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields: All Building Near Airfields: All Character Area Overlay: All Character Preservation District: All Coastal Areas: All Defence Aviation Area Overlay: All Future Road Widening: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes: All Marine Parks (Managed Use) : All Mt Lofty Ranges Catchment (Area 2) Overlay: All Murray Darling Basin : All Native Vegetation : All Noise and Air Emissions: All Non-stop Corridor Overlay: All Ramsar Wetlands Overlay: All Regulated Trees Overlay: All River Murray Flood Plain Overlay: All River Murray Tributaries Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		<p>Significant Industry Interface Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>State Significant Native Vegetation Overlay: All</p> <p>Strategic Infrastructure (Gas Pipelines) Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
Shop	<p>[Land Use and Intensity] PO 1.3, 1.4, 1.5, 1.6</p> <p>[Site Coverage]: PO 3.1</p> <p>[Building Height]: PO 4.1</p> <p>[Primary Street Setback]: PO 5.1</p> <p>[Secondary Street Setback]: PO 6.1</p> <p>[Boundary Walls]: PO 7.1, 7.2</p> <p>[Side Boundary Setback]: PO 8.1</p> <p>[Rear Boundary Setback]: PO 9.1</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Aircraft Noise Exposure Overlay: All</p> <p>Airport Building Heights (Aircraft Landing Area) Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields: All</p> <p>Building Near Airfields: All</p> <p>Character Area Overlay: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Future Road Widening: All</p> <p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use) : All</p> <p>Mt Lofty Ranges Catchment (Area 2) Overlay: All</p> <p>Murray Darling Basin : All</p> <p>Native Vegetation : All</p> <p>Noise and Air Emissions: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1 Interface Between Lands Uses [Air Quality]: PO 5.2		Non-stop Corridor Overlay: All Ramsar Wetlands Overlay : All River Murray Flood Plain Overlay : All River Murray Tributaries Area Overlay : All Significant Industry Interface Overlay: All Sloping Land Overlay : All State Heritage Area Overlay : All State Heritage Place Overlay : All State Significant Native Vegetation Overlay : All Strategic Infrastructure (Gas Pipelines) Overlay: All Traffic Generating Development Overlay : All Urban Transport Routes Overlay : All Water Protection Area Overlay : All Water Resources Overlay: All
Tree damaging activity				Regulated Trees Overlay: All
All other Code Assessed Development				

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	With a gross leasable area less than 1000m2.

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Low or very low-density housing that is consistent with the existing local context and development pattern. Services and community facilities will contribute to making the neighbourhood a convenient place to live without compromising residential amenity and character.

DO 2

Development on sloping land that is sensitive to the topography of the area and minimises environmental and visual impacts.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Residential development and supporting uses that provide housing and supporting services and facilities that preserve a low density residential character.

DTS 1.1

Development comprises one or more of the following land uses:

Community facility

Dwelling

Educational establishment

Office

Pre-school

Recreation area

Shop.

PO 1.2

Dwellings complement the low-density or very-low density character of the neighbourhood.

DTS 1.2

None are applicable.

PO 1.3

Shops, consulting rooms and offices of a scale to maintain the amenity of nearby residents.

DTS 1.3

Other than a change in the use of an existing building that has been lawfully used as a shop, office or consulting room (or any combination thereof), shops, offices and consulting rooms do not exceed 100m² in gross leasable floor area (individually or combined).

PO 1.4

Larger scale shops, offices and consulting rooms established on higher order roads and adjacent existing commercial and retail precincts.

DTS/DPF 1.4

Shop, consulting room and office:

- (a) floor area does not exceed 200m²; and
- (b) are located on sites with a frontage to an arterial or collector road or adjacent a Main Street or Activity Centre Zone.

PO 1.5

Non-residential development located and designed to improve community accessibility to services, primarily in the form of:

- (a) commercial uses including small scale offices, personal and domestic services and consulting rooms;
- (b) community services such as educational establishments, community centres, places of worship, pre-schools, childcare and other health and welfare services;
- (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities;
- (d) open space and recreation facilities.

DTS 1.5

None are applicable

PO 1.6

Non-residential development compatible with the low density suburban character and amenity.

DTS 1.6

None are applicable

Site Dimensions and Land Division

PO 2.1

Allotments/sites created for residential purposes are of suitable size and dimension and are compatible with the housing pattern consistent to the locality.

DTS/DPF 2.1

Where the allotment has a slope less than 12.5% (1-in-8), development accords with the following:

- n) site areas (or allotment areas in the case of land division) not less than the minimum allotment size specified in the *Minimum Allotment Size Technical and Numeric Variation Overlay*; and
- o) site frontages not less than the minimum allotment frontage specified in the *Minimum Allotment Frontage Technical and Numeric Variation Overlay*.

PO 2.2

Allotments/sites created for residential purposes are of suitable size and dimension to accommodate residential development that is sensitive to the topography of the locality.

DTS/DPF 2.2

Where the allotment has a slope equal to or greater than 12.5% (1-in-8), development accords with the greater of the following:

- (a) the site areas and site frontages specified in DTS/DPF 2.1; or

(b) the site areas and site frontages specified below:

Development Type	Gradient	Minimum Site Area (m ²)	Minimum Frontage (m)
All Dwelling Types	> 1:8 & < 1:4	1000	15
	≥ 1:4	1500	20

Site coverage

PO 3.1

Building footprints consistent with the character and pattern of a low-density suburban neighbourhood and provide sufficient space around buildings to limit visual impact, provide an attractive outlook and access to light and ventilation.

DTS / DPF 3.1

The development does not result in a total roofed area (excluding eaves of a dwelling) on the site exceeding 50%.

Building Height

PO 4.1

Buildings contribute to a low-rise suburban character and complement the height of nearby buildings.

DTS/DPF 4.1

Building height (excluding garages, carports and outbuildings) no greater than that specified in the *Building Height Technical and Numeric Variations Overlay*.

Primary Street Setback

PO 5.1

Buildings are setback from primary street boundaries to complement the existing suburban streetscape character.

DTS/DPF 4.1

Buildings are setback from the primary street boundary either:

- (a) at least the average of existing buildings on the adjoining sites which face the same street; or
- (b) in relation to a site on the corner of two streets or adjacent a public space or thoroughfare, at least the distance of existing buildings on the adjacent site or the closest site away from the corner, public space or thoroughfare that contains a building facing the same primary street without crossing another street, public space or thoroughfare; or
- (c) at least 8m where no buildings exist on the adjoining or adjacent sites.

Secondary Street Setback

PO 6.1

Buildings are set back from secondary street boundaries to maintain a pattern of separation between buildings and public streets and reinforce streetscape character.

DTS/DPF 6.1

Buildings 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 900 millimetres, the distance of that dwelling from the boundary with the secondary street (being, if relevant, the lesser of the 2 distances).

Boundary Walls

PO 7.1

Boundary walls are limited in height and length to manage impacts on adjoining properties.

DTS/DPF 7.1

Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary, and either:

- (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height; or
- (b) do not exceed the following:
 - (i) 3m in height from the top of the footings;
 - (ii) 10m in length;
 - (iii) when combined with other walls on the boundary of the subject development site, maximum 45% of the length of the boundary; and
 - (iv) setback at least 3 metres from any other existing or proposed boundary walls on the subject land.

PO 7.2

Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density suburban streetscape character.

DTS / DPF 7.2

Dwellings in a semi-detached, row or terrace arrangement are setback from side boundaries shared with allotments outside the development site at least the minimum distance identified in DTS / DPF 6.1.

Side Boundary Setback

PO 8.1

Buildings are set back from side boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality; and
- (b) access to natural light and ventilation for neighbours.

DTS/DPF 8.1

Buildings are setback from the side boundary at least:

- A. On sites greater than 800m²:
 - (i) Other than a wall facing a southern boundary 1900mm
 - (ii) At least 1900mm plus a 1/3 of the wall height above 3m measured from the top of the footings for walls facing a southern boundary
- B. On sites less than 800m², 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; and
- (iii) 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.

Rear Boundary Setback

PO 9.1

Buildings are set back from rear boundaries to provide:

- (a) separation between dwellings in a way that complements the established character of the locality;
- (b) access to natural light and ventilation for neighbours;
- (c) private opens space; and
- (d) space for landscaping and vegetation.

DTS/DPF 9.1

Buildings are set back from the rear boundary at least:

- (a) 3m for the first building level; and
- (b) 5m for any second building level.

Procedural Matters (PM)

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Suburban Neighbourhood (Low Density) Zone Table 3;
- (c) development involving the creation of four or more additional dwellings or allotments; or
- (d) development exceed the height specified in DTS / DPF 4.1.

Underground Subzone

Assessment Criteria (AC)

Desired Outcome (DO)

DO 1

Low density housing that contributes to the existing local context and development pattern primarily in the form of underground dwellings.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Underground dwellings located in areas that are best suited for subterranean development.

DTS 1.1

None are applicable.

PO 1.2

Underground dwellings designed and constructed to avoid impacts beyond the development site.

DTS 1.2

None are applicable.

Built Form and Character

PO 2.1

Underground dwellings constructed in a manner that minimises alteration to the natural landform, including the removal of vegetation.

DTS 2.1

None are applicable.

Side and Rear Boundary Setbacks

PO 2.2

Underground dwellings are set back from allotment boundaries to provide adequate separation between dwellings.

DTS/DPF 2.2

Underground dwellings are set back at least 2m from side and rear boundaries.

Earthworks

PO 3.1

Incomplete excavation is returned to the naturally occurring landform.

DTS 3.1

None are applicable.

Township Zone

Table 1 - Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land Except where any of the following apply:	16 Building work is associated with a railway 17 It is situated (or to be situated) on railway land 18 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is 	77 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 78 It is ancillary to a dwelling erected on the site 79 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 80 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 81 Total floor area - does not exceed 40m ² 82 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 83 Building height - does not exceed 5m 84 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 85 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p>(b) it 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 abut the proposed wall or structure</p> <p>86 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>87 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>88 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>89 The carport:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access
Demolition	None.

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	27 There will be no increase in the total floor area of the building 28 There will be no alteration to the external appearance of the building.
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay 	14 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 15 It is detached from and ancillary to a dwelling erected on the site. 16 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 17 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 18 Total floor area - does not exceed 40m ² 19 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Significant Landscape Protection Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Non-stop Corridor Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is 	<p>20 Building height - does not exceed 5m</p> <p>21 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 <p>22 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure <p>23 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>24 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors</p> <p>25 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>26 The garage:</p> <ul style="list-style-type: none"> (a) is located so that vehicle access: <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> altered or a new access is created • Water Resources Overlay 	<ul style="list-style-type: none"> weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and (b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and (c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access <p>27 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay 	<p>81 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>82 It is detached from and ancillary to a dwelling erected on the site</p> <p>83 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>84 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>85 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>86 Total floor area does not exceed 40m²</p> <p>87 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>88 Building height - does not exceed 5m</p> <p>89 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>90 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) 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 abut the proposed wall or structure</p> <p>91 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>92 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay 	<p>21 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>22 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>23 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>24 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<ul style="list-style-type: none"> • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>56 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>57 Shade sail consists of permeable material</p> <p>58 The total area of the sail - does not exceed 40m²</p> <p>59 No part of the shade sail will be:</p> <p style="padding-left: 20px;">(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p style="padding-left: 20px;">(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>60 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>61 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>62 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place identified in the Local 	<p>24 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>25 Panels and associated components do not overhang any part of the roof</p>

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Heritage Place Overlay <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place identified in the State Heritage Place Overlay 	26 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.
Spa pool Swimming pool Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	91 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 92 It is ancillary to a dwelling erected on the site 93 Allotment boundary setback – not less than 1m 94 Primary street setback – at least as far back as the building line of the building to which it is ancillary 95 Location of filtration system from a dwelling on an adjoining allotment: <ul style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.
Verandah	53 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<p>54 It is ancillary to a dwelling erected on the site</p> <p>55 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>56 Total floor area - does not exceed 40m²</p> <p>57 Post height - does not exceed 3m measured from natural ground level</p> <p>58 Building height - does not exceed 5m</p> <p>59 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>60 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.</p>
<p>Water tank (above ground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay 	<p>49 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>50 The tank is part of a roof drainage system</p> <p>51 Total floor area - not exceeding 15m²</p> <p>52 The tank is located wholly above ground</p> <p>53 Tank height – does not exceed 4m above natural ground level</p> <p>54 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>55 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>

<p>Class of Development</p> <p>The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'</p>	<p>Accepted Development Classification Criteria</p>
<ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • Ramsar Wetlands Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>16 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>17 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Nairne Redevelopment Subzone • Advertising Near Signalised Intersections Overlay • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Future Road Widening: DTS 1.1 Key Outback and Rural Routes: 8.1 Major Urban Transport Routes: 8.1 Native Vegetation: DTS 1.1 Urban Transport Routes: 8.1

<p>Class of Development</p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<ul style="list-style-type: none"> • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Carport Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Nairne Redevelopment Subzone • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay 	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Urban Transport Routes: All Native Vegetation: DTS 1.1 Urban Transport Routes: All

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Consulting room Office Except where any of the following apply: <ul style="list-style-type: none"> • Nairne Redevelopment Subzone • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Urban Interface) Overlay 	[Land Use and Intensity]: DTS 1.2 [Built Form and Character]: DTS 2.2, 2.3, 2.4, 2.5, 2.6, 2.7	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5 Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Urban Transport Routes: All Native Vegetation: DTS 1.1 Urban Transport Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Noise and Air Emissions Overlay • Non-stop Corridor Overlay 		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Prescribed Surface Water Area Overlay • Prescribed Water Resources Area Overlay • Prescribed Watercourses Overlay • Prescribed Wells Area Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Water Resources Overlay 				
Dwelling addition Except where any of the following apply: <ul style="list-style-type: none"> Nairne Redevelopment Subzone Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 1) Overlay 	[Built Form and Character]: DTS 2.2, 2.3, 2.4, 2.5, 2.6, 2.7	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – 3 Building Levels or	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Future Road Widening: DTS 1.1 Key Outback and Rural Routes: 8.1 Major Urban Transport Routes: 8.1 Native Vegetation: DTS 1.1 Urban Transport Routes: 8.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay 		<p>Less – External Appearance]: DTS 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1</p>		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1		
Detached dwelling Except where any of the following apply: <ul style="list-style-type: none"> • Nairne Redevelopment Subzone • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – High Risk) Overlay 	[Land Use and Intensity]: DTS 1.1 [Built Form and Character]: DTS 2.2, 2.3, 2.4, 2.5, 2.6, 2.7	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Railway Crossings: DTS 1.1 Key Outback and Rural Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Urban Interface) Overlay • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay 		Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1 Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1		Major Urban Transport Routes: All Native Vegetation: DTS 1.1 Traffic Generating Development: 1.2, 1.3 Urban Transport Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Murray Darling Basin Overlay • Native Vegetation Overlay • Noise and Air Emissions Overlay • Non-stop Corridor Overlay • Prescribed Surface Water Area Overlay • Prescribed Water Resources Area Overlay • Prescribed Watercourses Overlay • Prescribed Wells Area Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay 		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or</p>		

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay • Water Resources Overlay 		<p>Less – Water Sensitive Design]: DTS 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1</p> <p>Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: DTS 9.3, 9.4, 9.5</p>		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas): DTS 10.1 Site Contamination: DTS 1.1		
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South	None	Housing Renewal: All	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Railway Crossings: DTS 1.1 Key Outback and Rural Routes: All Major Urban Transport Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Australian Housing Authority Except where any of the following apply: <ul style="list-style-type: none"> • Nairne Redevelopment Subzone • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Bushfire – High Risk) Overlay • Hazards (Bushfire – Medium Risk) Overlay • Hazards (Bushfire – General Risk) Overlay • Hazards (Bushfire – Urban Interface) Overlay 				Native Vegetation: DTS 1.1 Traffic Generating Development: 1.2, 1.3 Urban Transport Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Noise and Air Emissions Overlay • Non-stop Corridor Overlay 				

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Prescribed Surface Water Area Overlay • Prescribed Water Resources Area Overlay • Prescribed Watercourses Overlay • Prescribed Wells Area Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Water Resources Overlay 				
Office Except where any of the following apply: <ul style="list-style-type: none"> Nairne Redevelopment Subzone Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire – High Risk) Overlay Hazards (Bushfire – Medium Risk) Overlay Hazards (Bushfire – General Risk) Overlay Hazards (Bushfire – Urban Interface) Overlay 	[Land Use and Intensity]: DTS 1.2 [Built Form and Character]: DTS 2.2, 2.3, 2.4, 2.5, 2.6, 2.7	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [Car Parking Appearance]: DTS 6.4, 6.5 Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Urban Transport Routes: All Native Vegetation: DTS 1.1 Urban Transport Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Hazards (Bushfire – Outback) Overlay • Hazards (Bushfire – Regional) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Noise and Air Emissions Overlay • Non-stop Corridor Overlay 		Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Prescribed Surface Water Area Overlay • Prescribed Water Resources Area Overlay • Prescribed Watercourses Overlay • Prescribed Wells Area Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Water Resources Overlay 				
Outbuilding (in the form of a garage) Except where any of the following apply: <ul style="list-style-type: none"> Nairne Redevelopment Subzone Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay 	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Outback and Rural Routes: All Major Urban Transport Routes: All Native Vegetation: DTS 1.1 Urban Transport Routes: All

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay State Significant Native Vegetation Overlay 		Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Outbuilding (not being a garage) Except where any of the following apply: <ul style="list-style-type: none"> • Nairne Redevelopment Subzone • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay 	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Native Vegetation: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay 				
Semi-detached dwelling Except where any of the following apply:	[Land Use and Intensity]: DTS 1.1 [Built Form and Character]: DTS	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> Nairne Redevelopment Subzone Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Bushfire – High Risk) Overlay Hazards (Bushfire – Medium Risk) Overlay Hazards (Bushfire – General Risk) Overlay Hazards (Bushfire – Urban Interface) Overlay Hazards (Bushfire – Outback) Overlay Hazards (Bushfire – Regional) Overlay Hazards (Flooding) Overlay Historic Area Overlay 	2.2, 2.3, 2.4, 2.5, 2.6, 2.7	Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1		Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Future Road Widening: DTS 1.1 Hazards (Acid Sulfate Soils): DTS 1.1 Key Railway Crossings: DTS 1.1 Key Outback and Rural Routes: All Major Urban Transport Routes: All Native Vegetation: DTS 1.1 Traffic Generating Development: 1.2, 1.3 Urban Transport Routes: All

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Murray Darling Basin Overlay • Native Vegetation Overlay • Noise and Air Emissions Overlay • Non-stop Corridor Overlay • Prescribed Surface Water Area Overlay • Prescribed Water Resources Area Overlay • Prescribed Watercourses Overlay 		<p>Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3</p>		

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Prescribed Wells Area Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • River Murray Tributaries Area Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • State Significant Native Vegetation Overlay • Water Protection Area Overlay • Water Resources Overlay 		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1</p> <p>Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2</p>		

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Interface Between Rural Activities]: DTS 9.3, 9.4, 9.5 Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: DTS 10.1 Site Contamination: DTS 1.1		
Verandah Except where any of the following apply: <ul style="list-style-type: none"> Nairne Redevelopment Subzone Character Area Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Flooding) Overlay 	None	Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.2	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Native Vegetation: DTS 1.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria

Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • Marine Parks (Managed Use) Overlay • Mt Lofty Ranges Catchment (Area 1) Overlay • Mt Lofty Ranges Catchment (Area 2) Overlay • Native Vegetation Overlay • Non-stop Corridor Overlay • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay 				

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
State Significant Native Vegetation Overlay				

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	None	Clearance from Overhead Powerlines: PO 1.1 Advertisements [Appearance]: PO 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	Nairne Redevelopment Subzone: [Built Form and Character] PO 2.2	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All Non-stop Corridor: All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5</p>		<p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Major Urban Transport Routes: All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
Consulting room	<p>[Land Use and Intensity]: PO 1.2, 1.5</p> <p>[Built form and Character]: 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>	<p>Nairne Redevelopment Subzone: Land Use and Intensity] PO 1.1</p> <p>[Built Form and Character] PO 2.1, 2.2</p>	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: All Noise and Air Emissions: All Non-stop Corridor: All Prescribed Surface Water Area: All Prescribed Water Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: All Ramsar Wetlands: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
Demolition of a State or Local Heritage Place	None	None	None	State Heritage Place: All Local Heritage Place: All
Demolition within the Historic Area Overlay or State Heritage Area Overlay	All	None	None	Historic Area: All State Heritage Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Dwelling addition	[Built Form and Character]: PO 2.2, 2.3, 2.4, 2.5, 2.6, 2.7	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>	Nairne Redevelopment Subzone: [Built Form and Character] PO 2.2	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p>
Detached dwelling	[Land Use and Intensity]: DTS 1.1 [Built Form and Character]: PO 2.2, 2.3, 2.4, 2.5, 2.6, 2.7 [Site Dimensions and Land Division]: PO 3.1	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	Nairne Redevelopment Subzone: [Built Form and Character] PO 2.2	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		
		<p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.3, 9.4, 9.5</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Surface Water Area: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes: All Water Protection Area: All Water Resources: All
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority	None	Housing Renewal: All	Nairne Redevelopment Subzone: [Built Form and Character]: All	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Future Road Widening: All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Outback): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: All Noise and Air Emissions: All Non-stop Corridor: All Prescribed Surface Water Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Land division	[Site Dimensions and Land Division]: PO 3.1	Land Division in Urban Areas: All	None	<p>Character Areas Overlay: All</p> <p>Character Preservation District: All</p> <p>Environment Food Protection Area: All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazard (Bushfire - Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Flooding): All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Limited Land Division: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Native Vegetation: All</p> <p>Ramsar Wetlands: All</p> <p>Regulated Trees: All</p> <p>River Murray Flood Plain: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
Light industry	<p>[Land Use and Intensity] PO 1.3, 1.5</p> <p>[Built form and Character]: 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>	<p>Nairne Redevelopment Subzone: [Built Form and Character]: All</p>	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation: All Noise and Air Emissions: All Non-stop Corridor: All Prescribed Surface Water Area: All Prescribed Water Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: All Ramsar Wetlands: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Strategic Infrastructure (Gas Pipelines): All Traffic Generating Development: All
Office	[Land Use and Intensity]: PO 1.2, 1.5 [Built form and Character]: 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Transport, Access and Parking [Movement Systems]: PO 1.4 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1	Nairne Redevelopment Subzone: Land Use and Intensity] PO 1.1 [Built Form and Character] PO 2.1, 2.2	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Future Road Widening: All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Outback): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Surface Water Area: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Outbuilding (in the form of a garage)	None	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p> <p>Car parking, Access and Manoeuvrability]: All</p>	Nairne Redevelopment Subzone: [Built Form and Character] PO 2.2	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5</p>		<p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Major Urban Transport Routes: All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
Outbuilding (not being a garage)	None	<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2</p>	Nairne Redevelopment Subzone: [Built Form and Character] PO 2.2	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Native Vegetation: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Non-stop Corridor: All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All
Semi-detached dwelling	[Land Use and Intensity]: DTS 1.1 [Built Form and Character]: PO 2.2, 2.3, 2.4, 2.5, 2.6, 2.7 [Site Dimensions and Land Division]: PO 3.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1 Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1 Design in Urban Areas [All Residential Development – Flooding]: PO 18.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: PO 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Private Open Space]: PO 21.1, 21.2, 21.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2	Nairne Redevelopment Subzone: [Built Form and Character] PO 2.2	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Future Road Widening: All Hazards (Bushfire – High Risk): All Hazards (Bushfire – Medium Risk): All Hazards (Bushfire – General Risk): All Hazards (Bushfire – Urban Interface): All Hazards (Bushfire – Outback): All Hazards (Bushfire – Regional): All Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Interface Between Rural Activities]: PO 9.3, 9.4, 9.5</p> <p>Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Site Contamination: PO 1.1</p>		<p>Native Vegetation: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Surface Water Area: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p> <p>Water Resources: All</p>
Shop	[Land Use and Intensity]: PO 1.2, 1.5 [Built form and Character]: 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>	Redevelopment Subzone: Land Use and Intensity] PO 1.1 [Built Form and Character] PO 2.1, 2.2	<p>Airport Building Heights (Aircraft Landing Area): All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Character Preservation District: All</p> <p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire – Regional): All</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		Hazards (Flooding): All Historic Area: All Key Outback and Rural Routes: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: All Noise and Air Emissions: All Non-stop Corridor: All Prescribed Surface Water Area: All Prescribed Water Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: All Ramsar Wetlands: All River Murray Flood Plain: All River Murray Tributaries Area: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
Store	[Land Use and Intensity] PO 1.3, 1.5 [Built form and Character]: 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3	Nairne Redevelopment Subzone: [Built Form and Character]: All	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All

Class of Development	Applicable Policies		
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>	
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>	<p>Coastal Areas: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire – High Risk): All</p> <p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Surface Water Area: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Traffic Generating Development: All
Tree Damaging Activity	None	None	None	Regulated Trees: All
Verandah	None	Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.2	Nairne Redevelopment Subzone: [Built Form and Character] PO 2.2	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 1): All Mt Lofty Ranges Catchment (Area 2): All Native Vegetation: All Non-stop Corridor: All Ramsar Wetlands: All River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All
Warehouse	[Land Use and Intensity] PO 1.3, 1.5 [Built form and Character]: 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Transport, Access and Parking [Movement Systems]: PO 1.4	Nairne Redevelopment Subzone: [Built Form and Character]: All	Airport Building Heights (Aircraft Landing Area): All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Character Preservation District: All Coastal Areas: All Defence Aviation Area: All Future Road Widening: All Hazards (Bushfire – High Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1</p>		<p>Hazards (Bushfire – Medium Risk): All</p> <p>Hazards (Bushfire – General Risk): All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Bushfire – Outback): All</p> <p>Hazards (Bushfire – Regional): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 1): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: All</p> <p>Non-stop Corridor: All</p> <p>Prescribed Surface Water Area: All</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>River Murray Tributaries Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p>
All other Code Assessed Development	All	All	Nairne Redevelopment Subzone: All	All

Table 4 – Restricted Development Classification

None specified	

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

A township supporting a range of residential, community, retail, business, commercial and light industry uses and facilities to serve the local community, businesses and the visiting public.

DO 2

Development that contributes to and enhances streetscapes and the settlement patterns comprising the township.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use

PO 1.1

A range of residential development types that complement local built form and the surrounding township context.

DTS/DPF 1.1

Residential development comprises detached dwellings or semi-detached dwellings.

PO 1.2

Small-scale retail, business and commercial development that provide a range of goods and services to the local community, the surrounding district and visitors to the area.

DTS/DPF 1.2

The gross leasable floor area of a shop, office or consulting room does not exceed 250m².

PO 1.3

Small-scale light industry and warehousing activities that supply a local service to the community and business activities.

DTS/DPF 1.3

The gross leasable floor area of a building plus any outdoor space used for a light industry, warehouse or store does not exceed 250m².

PO 1.4

Small-scale tourist accommodation that supports the visiting public and holiday makers.

DTS/DPF 1.4

None are applicable.

PO 1.5

Development of a business, commercial or light industrial nature are grouped together or in close proximity to establish identifiable service centres or reinforce traditional main streets.

DTS/DPF 1.5

Development located adjacent to a site containing an existing non-residential use with the same primary street frontage.

Built Form and Character

PO 2.1

Buildings are of a scale and design to complement the surrounding built form, streetscape and character.

DTS/DPF 2.1

None are applicable.

PO 2.2

Buildings contribute to a low-rise character and complement the height of nearby buildings.

DTS/DPF 2.2

Building height (excluding garages, carports and outbuildings) is no greater than 2 building levels and 9m and wall height that is no greater than 6m.

PO 2.3

Buildings are set back from the primary street boundary to complement the existing streetscape character.

DTS/DPF 2.3

Buildings are no closer to the primary street boundary than:

- (l) the average of existing buildings on adjoining sites with the same primary street frontage and, if there is only one such building, the setback of that building; or
- (m) 6m, if no building exists on an adjoining site with the same primary street frontage.

PO 2.4

Buildings are setback from a secondary street boundary to maintain a consistent pattern of separation between building walls and public thoroughfares on corner sites within the locality.

DTS/DPF 2.4

Buildings are no closer than 900mm to the secondary street boundary.

PO 2.5

Dwellings are setback from rear boundaries to provide:

- (f) access to natural light and ventilation for neighbours;
- (g) open space recreational opportunities; and
- (h) space for landscaping and vegetation.

DTS/DPF 2.5

Dwellings no closer to the rear boundary of the site than the following:

- (a) 4m for the ground floor of a building; and
- (b) 6m for the upper floor of a building.

PO 2.6

Buildings are setback from side boundaries to:

- (e) establish separation between buildings to complement the established character within a locality; and
- (f) provide access to natural light and ventilation for neighbours.

DTS/DPF 2.6

Other than walls located on a side boundary, buildings are setback from side boundaries:

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

PO 2.7

Boundary walls are limited in height and length to mitigate adverse impacts on the amenity of adjoining land users, including through an unreasonable loss of natural light and ventilation.

DTS/DPF 2.7

For buildings that do not have a common wall, any wall sited on or abutting a side allotment boundary:

- (a) does not exceed 3m in height from the top of the footings;
- (b) does not exceed 8m in length;
- (c) when combined with other walls on the boundary, does not exceed 45% of the length of the boundary; and
- (d) is setback at least 3 metres from any existing or proposed boundary walls.

Site Dimensions and Land Division

PO 3.1

Allotments for residential purposes are of suitable size and dimension to contribute to a housing pattern consistent with the locality.

DTS/DPF 3.1

Development accords with the following:

- (a) for sites connected to mains sewer or Community Wastewater Management System, site areas (or allotment areas in the case of land division) are not less than the minimum allotment area specified in the *Minimum Allotment Size Technical and Numeric Variation Overlay*;
- (b) for sites without connection to mains sewer or Community Wastewater Management System, site areas (or allotment areas in the case of land division) are not less than the greater of:
 - (iii) 1200m²; or
 - (iv) the minimum allotment area specified in the *Minimum Allotment Size Technical and Numeric Variation Overlay*; and
- (C) site frontages not less than 20m.

Nairne Redevelopment Subzone

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Shops (including a supermarket), consulting room, office and related uses supplemented by other businesses that provide a range of goods and services to the surrounding neighbourhood and district.

DTS/DPF 1.1

None are applicable.

PO 1.2

Medium density residential development that does not prejudice the operation of existing non-residential development and the long term provision of services and facilities for wider community benefit.

DTS/DPF 1.2

None are applicable.

Built Form and Character

PO 2.1

Adaptive reuse of buildings that complement the prevailing historic values of the locality.

DTS/DPF 2.1

None are applicable.

PO 2.2

Development maintains the valued heritage and streetscape characteristics of the area.

DTS/DPF 2.2

None are applicable.

Procedural Matters (PM)

All classes of performance assessed development is excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Township Zone Table 3
- (c) buildings exceeding 2 building levels or 9m in height
- (d) development involving the creation of four or more additional dwellings or allotments
- (e) shop, office or consulting room in excess of 250m² in gross leasable floor area
- (f) light industry, warehouse or store where the gross leasable floor area of the buildings plus any outdoor space used for any of these uses exceeds 250m².

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Township Main Street Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Air handling unit, air conditioning system or exhaust fan including any associated components and any associated building alteration or addition necessary or incidental to its installation</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Place Overlay • Local Heritage Place Overlay 	<p>13 The item will be installed on or within an existing building</p> <p>14 The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire.</p> <p>15 If the associated building is in a Local Heritage Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.</p>
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Place Overlay • Local Heritage Place Overlay 	<p>11 There will be no increase in the total floor area of the building</p> <p>12 There will be no alteration to the external appearance of the building.</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Defence Aviation Area Overlay • Local Heritage Place Overlay • Historic Area Overlay • River Murray Tributaries Area Overlay • Murray Darling Basin Overlay 	<p>43 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>44 Shade sail consists of permeable material</p> <p>45 The total area of the sail - does not exceed 40m²</p> <p>46 No part of the shade sail will be:</p> <p style="margin-left: 20px;">(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p style="margin-left: 20px;">(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>47 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>48 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p>

<ul style="list-style-type: none"> • State Heritage Place Overlay • State Heritage Area Overlay 	<p>49 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay • Local Heritage Place Overlay 	<p>16 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>17 Panels and associated components do not overhang any part of the roof</p> <p>18 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Water tank (underground)</p>	<p>14 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>15 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement attached to a building or structure Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections Overlay: All DTS
Change of use to a <u>shop, office, consulting room</u> or any combination of these uses where the area to be occupied by the proposed development is located in an existing building and utilises existing on-site car parking Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 	None	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	None	Major Urban Transport Routes Overlay: [Access – Existing Access Points] DTS 3.1 Key Outback and Rural Routes Overlay: Access – Existing Access Points] DTS 3.1
Land division	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	None
Temporary change of use to a <u>sales office</u> within an existing building for no more than 2 years	None	None	None	None
The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • A Historic Shipwreck identified in the Historic Shipwrecks Overlay 	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • A Local Heritage Place identified In the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 				

Table 3 – Applicable Policies for Performance Assessed Development

<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: PO 5.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	All
Bulky goods outlet	[Land use and intensity]: PO 1.1-1.2 (inclusive) and 1.5 [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All	None	All

<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Cinema	<p>[Land use and intensity]: PO 1.1, 1.2</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Traffic, parking and access]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	None	All

<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
<u>Community facility</u>	<p>[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	None	All
Consulting room	<p>[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All</p>	None	All

<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
	[Building height and setbacks]: All [Traffic, parking and access]: All	Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Cut/fill Earthworks	[Built form and character]: All	Design in Urban Areas [Earthworks]: PO 7.1	None	All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place Overlay: All State Heritage Place Overlay: All
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	Historic Area Overlay: All State Heritage Area Overlay: All

<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Dwelling Residential flat building	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Residential Development]: All Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Interface Between Land Uses [General Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1	None	All
Fence	[Built form and character]: All	Design in Urban Areas [Fences and Walls]: PO 8.1	None	All
Hotel	[Land use and intensity]: PO 1.1, 1.2	Clearance from Overhead Powerlines: PO 1.1	None	All

<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
	<p>[Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All</p>	<p>Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Land Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<u>Indoor recreation facility</u>	<p>[Land use and intensity]: PO 1.1, 1.2</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All</p>	None	All

<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
	<p>[Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All</p>	<p>Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Lands Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Library	<p>[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1</p>	None	All

<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
	<p>[Building height and setbacks]: All [Traffic, parking and access]: All</p>	<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Land division	[Land Division]: PO 6.1	Land Division in Urban Areas: All	None	All
Office Bank Civic centre	<p>[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	None	All

<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<u>Outbuilding Store</u>	<p>[Land use and intensity]: PO 1.1, 1.2</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p>	None	None	All
<u>Place of worship</u>	<p>[Land use and intensity]: PO 1.1, 1.2</p> <p>[Built form and character]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p>	None	All

<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
	<p>[Building height and setbacks]: All [Traffic, parking and access]: All</p>	<p>Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<u>Pre-school</u>	<p>[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	None	All

<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Restaurant	<p>[Land use and intensity]: PO 1.1, 1.2</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Traffic, parking and access]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p>	None	All

<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Retaining wall	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: All	None	All
Shop (not being a restaurant or bulky goods outlet)	[Land use and intensity]: PO 1.1, 1.2 [Built form and character]: All [Building height and setbacks]: All [Traffic, parking and access]: All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	None	All

<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Telecommunications facility	[Built form and character]: All	<p>Infrastructure and Renewable Energy Facilities [General]: All</p> <p>Infrastructure and Renewable Energy Facilities [Visual Amenity]: All</p> <p>Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: All</p>	None	All
Tree-damaging activity	None	None	None	Regulated Tree Overlay: All
Verandah Shade sail	[Built form and character]: All	None	None	All
All other Code Assessed Development	All	All	None	All

Table 4 – Restricted Development Classification

The following Classes of Development are classified as Restricted

Industry

Assessment Provisions

Desired Outcomes (DO)

DO 1

A cohesive, active, accessible and welcoming main street environment for local residents and visitors to shop, work, meet, entertain and relax.

DO 2

Development contributes to vibrancy and activity of public spaces, and reinforces the traditional main street character.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Retail, office, entertainment and recreation related uses supplemented by other businesses that provide a range of goods and services to the local community and the surrounding district.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

Cinema

Consulting room

Community facility

Health facility

Hotel

Indoor recreation facility

Library

Office

Place of worship

Pre-school

Restaurant;

Shop; or

Tourist accommodation.

PO 1.2

Ground floor uses that contribute to an active and vibrant main street.

DTS / DPF 1.2

Shop, restaurant, office, or consulting room uses are located on the ground floor level of buildings.

PO 1.3

Residential development does not prejudice the operation of existing non-residential development and the long term provision of services and facilities for wider community benefit.

DTS 1.3

None are applicable.

PO 1.4

Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities.

DTS/DPF 1.4

Dwellings are developed in conjunction with non-residential uses and sited:

- (b) at upper levels of buildings with non-residential uses located at ground level; or
- (c) behind non-residential uses on the same allotment.

PO 1.5

Bulky goods outlets are sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.

DTS/DPF 1.5

Bulky goods outlets have a gross leaseable area not exceeding 500m².

Built Form and Character

PO 2.1

Buildings and structures designed to complement the traditional low scale main street built form by ensuring wall, parapet and roof height, veranda profile, and materials of construction are consistent with adjacent traditional main street buildings.

DTS 2.1

None are applicable.

PO 2.2

Buildings preserve main street character by complementing key traditional shop-front elements such as narrow building and tenancy footprint with frequently repeated frontages, clear-glazed narrow shop front displays above raised display levels (base stall boards) and recessed entries.

DTS 2.2

None are applicable.

PO 2.3

Buildings are adaptable and flexible to accommodate a range of land uses, including shops, offices, consulting rooms and residential land uses.

DTS / DPF 2.3

Ground floor levels of buildings incorporate a minimum ceiling height of 3.5m.

PO 2.4

Buildings create visual interest and an active interface with the main street frontage and maximise passive surveillance.

DTS/DPF 2.4

Not less than 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed.

PO 2.5

Pedestrian shelter and shade provided over footpaths through the use of structures such as awnings, canopies and verandas.

DTS 2.5

None are applicable.

PO 2.6

Dwellings generally sited behind or above non-residential uses on the same site to maintain vibrancy and activity along the main street.

DTS 2.6

None are applicable.

PO 2.7

Outbuildings, carports and garages located behind the primary building facing the main street, to ensure vibrancy and activity along the main street.

DTS 2.7

None are applicable.

PO 2.8

Development contributes to and does not interfere with provision of an efficient and convenient pedestrian network linking the main street to adjoining zones.

DTS 2.8

None are applicable.

Building height and setbacks

PO 3.1

Building heights are low-to-medium rise, with 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 can be minimised.

DTS / DPF 3.1

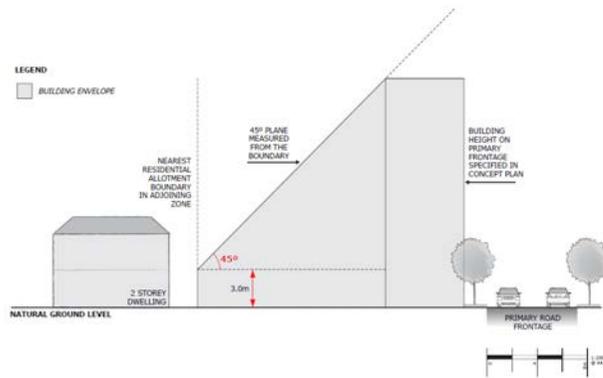
Building height is not greater than any maximum, or less than any minimum, specified in the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*, or the *Minimum Building Height Levels Technical and Numeric Variation Overlay*.

PO 3.2

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood zone.

DTS / DPF 3.2

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 allotment boundary of a [residential allotment within a neighbourhood zone](#) as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 3.3 will apply, or where this boundary is the primary street boundary):

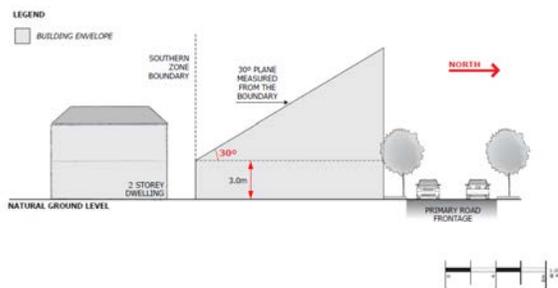


PO 3.3

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

DTS / DPF 3.3

Buildings on sites with a southern boundary adjoining a residential allotment within a [neighbourhood zone](#) are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:



PO 3.4

Buildings constructed to front boundary to achieve a continuity of street façade to the main street, with the occasional section of building set back to create outdoor dining areas, visually interesting building entrances and intimate but active spaces.

DTS/DPF 3.4

None are applicable.

PO 3.5

Buildings constructed to side boundaries to achieve a continuity of street façade to the main street.

DTS/DPF 3.5

Building walls are located on side boundaries.

PO 3.6

Buildings set back from rear boundaries (other where these are also street boundaries) to minimise impacts on neighbouring properties, including access to natural light and ventilation.

DTS/DPF 3.6

Buildings set back 3m or more from rear boundaries where the subject land directly abuts an allotment of a different zone, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.

PO 3.7

Buildings set back from rear access ways to provide adequate manoeuvrability for vehicles.

DTS/DPF 3.7

Buildings setback from the rear access ways:

- (a) no requirement where the access way is 6.5m or more wide; or
- (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at 6.5m wide.

Traffic, parking and access

PO 4.1

Development minimises the need for vehicle crossovers on the main street to reduce conflicts with pedestrians and avoid disruption to the continuity of built form.

DTS/DPF 4.1

None are applicable.

PO 4.2

Vehicle parking that is located behind buildings away from the primary main street frontage and designed to minimise impacts on residential amenity.

DTS / DPF 4.2

Vehicle parking areas located behind the building line of the associated building.

Advertisements

PO 5.1

Freestanding advertisements that identify the associated business without creating a visually dominant element within the streetscape.

DTS 5.1

None are applicable

Procedural Matters (PM)

Notification of Performance assessed development

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) development on a site located adjacent a dwelling within a neighbourhood zone and which comprises:
 - (i) development defined as 'all other code assessed development' in Township Main Street Zone Table 3
 - (ii) construction of a building which does not satisfy DTS/DPF 3.1 to 3.3 (inclusive)
 - (iii) the construction of or change of use to a retail fuel outlet, educational establishment, emergency services facility, entertainment venue, hospital, hotel, light industry

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Township Activity Centre Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Air handling unit, air conditioning system or exhaust fan including any associated components and any associated building alteration or addition necessary or incidental to its installation</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Place Overlay • Local Heritage Place Overlay 	<p>16 The item will be installed on or within an existing building</p> <p>17 The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire.</p> <p>18 If the associated building is in a Local Heritage Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.</p>
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Place Overlay • Local Heritage Place Overlay 	<p>13 There will be no increase in the total floor area of the building</p> <p>14 There will be no alteration to the external appearance of the building.</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Defence Aviation Area Overlay • Local Heritage Place Overlay • Historic Area Overlay • River Murray Tributaries Area Overlay • Murray Darling Basin Overlay 	<p>50 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>51 Shade sail consists of permeable material</p> <p>52 The total area of the sail - does not exceed 40m²</p> <p>53 No part of the shade sail will be:</p> <p style="margin-left: 20px;">(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p style="margin-left: 20px;">(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>54 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>55 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p>

<ul style="list-style-type: none"> • State Heritage Place Overlay • State Heritage Area Overlay 	<p>56 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay • Local Heritage Place Overlay 	<p>19 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>20 Panels and associated components do not overhang any part of the roof</p> <p>21 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Water tank (underground)</p>	<p>16 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>17 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria			
	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
<p>Advertisement attached to a building or structure Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 	None	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Advertisements [Appearance]: DTS 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2</p> <p>Advertisements [Advertising Content]: DTS 3.1</p> <p>Advertisements [Amenity Content]: DTS 4.1</p> <p>Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5</p>	None	Advertising Near Signalised Intersections Overlay: All DTS
<p>Freestanding advertisement located on private land</p>	[Advertisements]: DTS 5.1	Clearance from Overhead Powerlines: DTS 1.1	None	Advertising Near Signalised Intersections Overlay: All DTS Airport Building Heights (Aircraft Landing Areas) Overlay: All DTS

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria			
	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 		<p>Advertisements [Appearance]: DTS 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2</p> <p>Advertisements [Advertising Content]: DTS 3.1</p> <p>Advertisements [Amenity Content]: DTS 4.1</p> <p>Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5</p>		<p>Airport Building Heights (Regulated) Overlay: All DTS</p> <p>Future Road Widening Overlay: DTS 1.1</p>
<p>Change of use to a <u>shop</u>, <u>office</u>, <u>consulting room</u> or any combination of these uses where the area to be occupied by the proposed development is located in an existing building and</p>	None	<p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p>	None	<p>Major Urban Transport Routes Overlay: [Access – Existing Access Points] DTS 3.1</p> <p>Key Outback and Rural Routes Overlay: Access – Existing Access Points] DTS 3.1</p>

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria			
	Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
utilises existing on-site car parking Except where any of the following apply: <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay 				
Land division	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	None
Temporary change of use to a <u>sales office</u> within an existing building for no more than 2 years	None	None	None	None
The construction of a new building in the same, or substantially the same, position as a building which was demolished	None	None	None	None

<p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the ‘Deemed-to-Satisfy Development Classification Criteria’</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
			<p>(applies only in the area affected by the Subzone)</p>	<p>(applies only in the area affected by the Overlay)</p>
<p>within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Historic Shipwreck identified in the Historic Shipwrecks Overlay • A Local Heritage Place identified In the Local Heritage Place Overlay • State Heritage Area Overlay 				

<p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
<ul style="list-style-type: none"> A State Heritage Place identified in the State Heritage Place Overlay 			<p>(applies only in the area affected by the Subzone)</p>	<p>(applies only in the area affected by the Overlay)</p>

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	[Advertisements]: PO 5.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	None	All
Bulky goods outlet	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	[Land use and intensity]: PO 1.1 and 1.4 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Carport Car park Car parking structure	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Cinema	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
<u>Community facility</u>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Consulting room	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Cut/fill Earthworks	[Built form and character]: All	Design in Urban Areas [Earthworks]: PO 7.1	None	All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place Overlay: All State Heritage Place Overlay: All
Demolition within the Historic Area Overlay or	All	None	None	Historic Area Overlay: All State Heritage Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
the State Heritage Area Overlay				
Dwelling Residential flat building	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Residential Development]: All Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Interface Between Land Uses [General Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		
Educational establishment	[Land use and intensity]: PO 1.1 [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All	None	All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Building height and setbacks]: All	Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
<u>Emergency services facility</u>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All		
Fence	[Built form and character]: All	Design in Urban Areas [Fences and Walls]: PO 8.1	None	All
Hospital	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Hotel	<p>[Land use and intensity]: PO 1.1</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p>	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
<u>Indoor recreation facility</u>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Library	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Land division	[Land Division]: PO 4.1	Land Division in Urban Areas: All	None	All
Office Bank Civic centre	[Land use and intensity]: PO 1.1 [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1	None	All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Building height and setbacks]: All	Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1, 12.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
<u>Outbuilding Store</u>	[Land use and intensity]: PO 1.1	None	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Built form and character]: All [Building height and setbacks]: All			
<u>Place of worship</u>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
<u>Pre-school</u>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
<u>Public transport terminal</u>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
<u>Recreation area</u>	[Land use and intensity]: PO 1.1 [Built form and character]: All	Open Space and Recreation: All Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
<u>Retail fuel outlet</u>	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Restaurant	[Land use and intensity]: PO 1.1 [Built form and character]: All [Building height and setbacks]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Retaining wall	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: All	None	All
Shop (not being a restaurant or bulky goods outlet)	[Land use and intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p>	<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
<u>Telecommunications facility</u>	[Built form and character]: All	Infrastructure and Renewable Energy Facilities [General]: All	None	All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Visual Amenity]: All Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: All		
Tree-damaging activity	None	None	None	Regulated Tree Overlay: All
Verandah Shade sail	[Built form and character]: All	None	None	All
All other Code Assessed Development	All	All	None	All

Table 4 – Restricted Development Classification

The following Classes of Development are classified as Restricted	
<u>Industry</u>	<u>Light industry</u>

Assessment Provisions

Desired Outcomes (DO)

DO 1

A cohesive, active, accessible and welcoming centre for local residents and visitors to shop, work, meet, entertain and relax in an attractive and safe environment.

DO 2

The range of land uses that occur in the centre will provide important services to town residents, rural hinterland and the broader region.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Retail, office, entertainment, health and recreation related uses supplemented by other businesses that provide a range of goods and services to the local community and the surrounding district.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Cinema
- Community facility
- Consulting room
- Educational establishment
- Emergency services facility
- Health facility
- Hospital
- Hotel
- Indoor recreation facility
- Library
- Office
- Place of worship
- Pre-school
- Public transport terminal
- Recreation area
- Restaurant
- Retail fuel outlet
- Service trade premises
- Shop
- Tourist accommodation.

PO 1.2

Residential development that does not prejudice the operation of existing or future retail, office, entertainment or recreation related activity within the zone

DTS/DPF 1.2

Dwellings are:

- (a) developed in conjunction with non-residential uses; and
- (b) sited either behind or above non-residential uses on the same allotment

PO 1.3

Tourist accommodation and visitor attractions that support the visiting public and holiday makers.

DTS 1.3

None are applicable.

PO 1.4

Bulky goods outlets are sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.

DTS/DPF 1.4

Bulky goods outlets with a gross leaseable area of 500m² or more are located towards the periphery of the zone.

Built Form and Character

PO 2.1

Buildings are sited and designed to create pedestrian, vehicular and visual linkages between the various built-form elements within the zone and adjoining main roads.

DTS 2.1

None are applicable.

PO 2.2

Buildings are sited and designed to create streetscapes and spaces that encourage social interaction.

DTS 2.2

None are applicable.

Building height and setbacks

PO 3.1

Buildings set back from primary and secondary street boundaries to contribute to the consistent established streetscape.

DTS/DPF 3.1

Buildings set back from road boundaries to align with buildings on adjoining land.

PO 3.2

Building height of a low to medium rise that complements the established streetscape and minimises impact on adjoining residential properties.

DTS/DPF 3.2

Building height does not exceed:

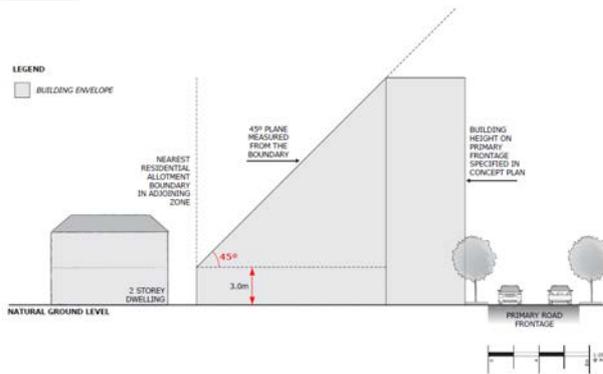
- (d) where provided, the relevant maximum height provided within the *Building Height Technical and Numeric Variation Overlay*; or
- (e) in all other cases – 3 building levels or 12 metres.

PO 3.3

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood zone.

DTS / DPF 3.3

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 allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 3.4 will apply, or where this boundary is the primary street boundary):

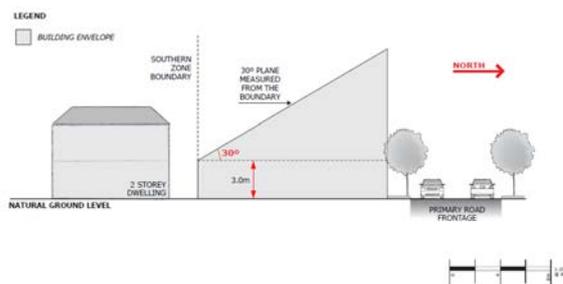


PO 3.4

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

DTS / DPF 3.4

Buildings on sites with a southern boundary adjoining a residential allotment within a [neighbourhood zone](#) are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:



Land division

PO 4.1

Land division that creates allotments that vary in size and are suitable for a variety of business and community facilities.

DTS 4.1

None are applicable.

Advertisements

PO 5.1

Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.

DTS 5.1

Freestanding advertisements:

- (a) do not exceed 8m in height; and
- (b) do not have a sign face that exceeds 6m² per side.

Procedural Matters (PM)

Notification of Performance assessed development

All classes of performance assessed development are excluded from notification except where they involve any of the following:

development on a site located adjacent a dwelling within a neighbourhood zone and which comprises:

- (a) development defined as 'all other code assessed development' in Township Activity Centre Zone Table 3
- (b) construction of a building which fails to comply with DTS 3.2 to 3.4 (inclusive)
- (c) the construction of or change of use to a retail fuel outlet, educational establishment, emergency services facility, entertainment venue, hospital, hotel, light industry

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Tourism Development Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Building work on railway land	19 Building work is associated with a railway 20 It is situated (or to be situated) on railway land 21 It is required for the conduct or maintenance of railway activities.
Carport Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created 	14 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 15 It is ancillary to a dwelling erected on the site 16 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 17 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 18 Total floor area - does not exceed 40m ² 19 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 20 Building height - does not exceed 5m 21 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ul style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 22 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ul style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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

<ul style="list-style-type: none"> • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<p style="text-align: center;">building that would be adjacent to or abut the proposed wall or structure</p> <p>23 The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment</p> <p>24 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>25 Internal dimensions – does not exceed 3.2m in width and 6m in length between all fences, walls and doors</p> <p>26 The carport:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Historic Shipwreck identified in the Historic Shipwrecks Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>3 There will be no increase in the total floor area of the building</p> <p>4 There will be no alteration to the external appearance of the building.</p>

Outbuilding (in the form of a garage)

Except where any of the following apply:

- Character Preservation District Overlay
- Coastal Areas Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Historic Shipwrecks Overlay
- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Native Vegetation Overlay
- State Significant Native Vegetation Overlay
- River Murray Flood Plain Overlay
- Sloping Land Overlay
- Key Outback and Rural Routes Overlay where an existing access is altered or a new access is created
- Key Railway Crossings Overlay where an existing access is altered or a new access is created
- Major Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Urban Transport Routes Overlay where an existing access is altered or a new access is created
- Water Resources Overlay

- 57 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system
- 58 It is detached from and ancillary to a dwelling erected on the site.
- 59 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary
- 60 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)
- 61 Total floor area - does not exceed 40m²
- 62 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)
- 63 Building height - does not exceed 5m
- 64 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:
- (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and
 - (b) 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
- 65 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):
- (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and
 - (b) it 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 abut the proposed wall or structure
- 66 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%
- 67 Internal dimensions – exceed 3.2m in width and 6m in length between all walls and doors
- 68 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)
- 69 The garage:
- (a) is located so that vehicle access:
 - i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or
 - ii. will use a driveway that:

	<p>A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and</p> <p>B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or</p> <p>iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and</p> <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>70 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>49 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>50 It is detached from and ancillary to a dwelling erected on the site</p> <p>51 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>52 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads)</p> <p>53 Side boundary setbacks – at least 900mm from the boundary of the allotment</p> <p>54 Total floor area does not exceed 40m²</p> <p>55 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>56 Building height - does not exceed 5m</p> <p>57 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>58 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p>

	<p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) 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 abut the proposed wall or structure</p> <p>59 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%</p> <p>60 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Private bushfire shelters</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>13 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>14 Primary street setback – at least as far back as the building to which it is ancillary</p> <p>15 Secondary street setback – at least 900mm from the boundary of the allotment</p> <p>16 At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place).</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<p>29 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>30 Shade sail consists of permeable material</p> <p>31 The total area of the sail - does not exceed 40m²</p> <p>32 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>33 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p>

<ul style="list-style-type: none"> • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>34 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>35 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>22 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>23 Panels and associated components do not overhang any part of the roof</p> <p>24 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool Swimming pool</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>21 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>22 It is ancillary to a dwelling erected on the site</p> <p>23 Allotment boundary setback – not less than 1m</p> <p>24 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>25 Location of filtration system from a dwelling on an adjoining allotment:</p> <p>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p>(b) not less than 12m in any other case.</p>
<p>Verandah</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay 	<p>41 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>42 It is ancillary to a dwelling erected on the site</p>

<ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Water Resources Overlay 	<p>43 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>44 Total floor area - does not exceed 40m²</p> <p>45 Post height - does not exceed 3m measured from natural ground level</p> <p>46 Building height - does not exceed 5m</p> <p>47 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>48 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60%.</p>
<p>Water tank (above ground)</p> <p>Except where any of the following apply</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Historic Shipwrecks Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Native Vegetation Overlay • State Significant Native Vegetation Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>16 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>17 The tank is part of a roof drainage system</p> <p>18 Total floor area - not exceeding 15m²</p> <p>19 The tank is located wholly above ground</p> <p>20 Tank height – does not exceed 4m above natural ground level</p> <p>21 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>22 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
<p>Water tank (underground)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Historic Shipwrecks Overlay 	<p>3 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>4 The tank (including any associated pump) is located wholly below the level of the ground.</p>

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| <ul style="list-style-type: none">• Native Vegetation Overlay• State Significant Native Vegetation Overlay• Sloping Land Overlay• Water Resources Overlay | |
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Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Character Preservation District Overlay Coastal Areas Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay 	[Advertisements]: DTS 3.1	Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): DTS 1.1 Airport Building Heights (Regulated): DTS 1.1, 1.2 Building Near Airfields: DTS 1.1, 1.2 Defence Aviation Area: DTS 1.1, 1.3 Hazards (Acid Sulfate Soils): DTS 1.1 Historic Shipwrecks: DTS 1.1 Key Outback and Rural Routes: DTS 8.1, 10.1 Key Railway Crossings: DTS 1.1 Major Transport Routes: DTS 8.1, 10.1 Native Vegetation: DTS 1.1, 1.2 State Significant Native Vegetation: DTS 1.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Ramsar Wetlands Overlay • River Murray Flood Plain Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 				Urban Transport Routes: DTS 8.1, 10.1

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: PO 3.1	Advertisements [Appearance]: PO 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5 Clearance from Overhead Powerlines: PO 1.1	None	Advertising Near Signalised Intersections: All Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Defence Aviation Area: PO 1.1, 1.3 Hazards (Acid Sulfate Soils): PO 1.1 Hazards (Flooding): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Historic Area: All</p> <p>Historic Shipwrecks: PO 1.1</p> <p>Key Outback and Rural Routes: PO 8.1, 10.1</p> <p>Key Railway Crossings: PO 1.1</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: PO 8.1, 10.1</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Ramsar Wetlands: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Native Vegetation: PO 1.1, 1.2 State Significant Native Vegetation: PO 1.1 Urban Transport Routes: PO 8.1, 10.1 Water Resources: All
Caravan and tourist park Except where any of the following apply: <ul style="list-style-type: none"> • Character Preservation District Overlay • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay 	[Land Use and Intensity]: PO 1.1	Design in Rural Areas [All Development – External Appearance]: PO 1.4, 1.5 Design in Rural Areas [All Development – On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Development – Vehicle Parking Areas]: PO 7.4, 7.5, 7.6 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): Building Near Airfields: Character Preservation District: Coastal Areas: Hazards (Acid Sulfate Soils): Hazards (Bushfire - High Risk): Hazards (Bushfire - Medium Risk): Hazards (Bushfire - General Risk):

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
<ul style="list-style-type: none"> Local Heritage Place Overlay Marine Parks (Managed Use) Overlay Mt Lofty Ranges Catchment (Area 2) Overlay Ramsar Wetlands Overlay River Murray Flood Plain Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay Water Resources Overlay 		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Interface between Land Uses [Interface with Rural Activities]: PO 9.3, 9.4, 9.5</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Tourism Development: All</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6,</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6</p>		<p>Hazards (Bushfire - Urban Interface):</p> <p>Hazards (Bushfire - Outback):</p> <p>Hazards (Bushfire - Regional):</p> <p>Hazards (Flooding):</p> <p>Historic Area:</p> <p>Historic Shipwrecks:</p> <p>Key Outback and Rural Routes:</p> <p>Key Railway Crossings:</p> <p>Limited Land Division:</p> <p>Local Heritage Place</p> <p>Major Transport Routes:</p> <p>Marine Parks (Managed Use):</p> <p>Mt Lofty Ranges Catchment (Area 2):</p> <p>Murray Darling Basin:</p> <p>Native Vegetation:</p> <p>Prescribed Water Resources Area:</p> <p>Prescribed Watercourses:</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Prescribed Wells Area: Regulated Trees: River Murray Flood Plain: Sloping Land: State Heritage Area: State Heritage Place: State Significant Native Vegetation: Traffic Generating Development: All Urban Transport Routes: Water Protection Area: Water Resources: All
Carport	None	Clearance from Overhead Powerlines: DTS 1.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 13.1, 13.2 Design in Rural Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 14.1 Design in Rural Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6		Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Bushfire - Urban Interface): All Hazards (Flooding): All Historic Area: All Historic Shipwrecks: All Key Outback and Rural Routes: All Key Railway Crossings: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within an Historic Area Overlay or State Heritage Area	None	None	None	Historic Area: All State Heritage Area: All
Detached Dwelling	[Land Use and Intensity]: PO 1.1, 1.4	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development – On-site Waste Treatment Systems]: PO 6.1 Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1, 10.2	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [All Residential Development – Outlook and Amenity]: PO 11.1</p> <p>Design in Rural Areas [All Residential Development – Access and Servicing]: PO 12.1</p> <p>Design in Rural Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 14.1, 14.2, 14.3</p> <p>Design in Rural Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 15.1</p> <p>Design in Rural Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 16.1, 16.2, 16.3</p>		<p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p>

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Rural Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: All Design in Rural Areas [All Residential Development – 3 Building Levels or Less – Design of Transportable Dwellings]: PO 20.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Interface Between Rural Activities]: PO 9.3, 9.4, 9.5		Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas): PO 10.1 Site Contamination: PO 1.1 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1		
Dwelling addition		Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Residential Development – External Appearance]: PO 10.1 Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 11.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 14.2, 14.3 Design in Rural Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 19.1 Design in Rural Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 16.1, 16.2, 16.3 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2		Hazards (Acid Sulfate Soils): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Bushfire - Urban Interface): All Hazards (Flooding): All Historic Area: All Historic Shipwrecks: PO 1.1 Key Outback and Rural Routes: PO 8.1, 10.1 Local Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		Major Transport Routes: PO 8.1, 10.1 Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 River Murray Flood Plain: All Sloping Land Overlay State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: PO 1.1 Urban Transport Routes: PO 8.1, 10.1 Water Protection Area: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Hotel	[Land Use and Intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Lands Uses [Air Quality]: PO 5.2	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Bushfire - Urban Interface): All Hazards (Flooding): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Tourism Development: PO 1.1, 1.2</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: PO All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
Office	[Land Use and Intensity]: PO 1.1, 1.3	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4 Transport, Access and Parking [Sightlines]: PO 2.1, 2.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1		Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Bushfire - Urban Interface): All Hazards (Flooding): All Historic Area: All Historic Shipwrecks: All Key Outback and Rural Routes: All Key Railway Crossings: All Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 Prescribed Water Resources Area: All Prescribed Watercourses: All Prescribed Wells Area: All River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Outbuilding (in the form of a garage)	None	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2 Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1 Design in Urban Areas [Residential Development – 3 Building Levels or Less – Car parking, Access and Manoeuvrability]: All Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - Urban Interface): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Historic Area: All Historic Shipwrecks: All Key Outback and Rural Routes: All Key Railway Crossings: All Local Heritage Place: All Major Transport Routes: All Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes: All Water Protection Area: All Water Resources: All
Outbuilding (not being a garage) Verandah	None	Clearance from Overhead Powerlines: DTS 1.1 Design in Rural Areas [All Residential Development – Ancillary Development]: DTS 13.1, 13.2	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - General Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire - Urban Interface): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Flooding): All Historic Area: All Historic Shipwrecks: All Key Outback and Rural Routes: PO 8.1, 10.1 Key Railway Crossings: All Local Heritage Place: All Major Transport Routes: PO 8.1, 10.1 Marine Parks (Managed Use): All Mt Lofty Ranges Catchment (Area 2): All Murray Darling Basin: All Native Vegetation: PO 1.1, 1.2 River Murray Flood Plain: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Urban Transport Routes: PO 8.1, 10.1 Water Protection Area: All Water Resources: All
Shop Except where any of the following apply: <ul style="list-style-type: none"> the gross leasable floor area is more than 500m², other than for a restaurant it is a bulky goods outlet 	[Land Use and Intensity]: PO 1.1, 1.2	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All development – External appearance]: PO 1.5 Design in Rural Areas [On-site Waste Treatment Systems]: PO 6.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Rural Areas [Car Parking Appearance]: PO 7.2, 7.4, 7.5, 7.6, 7.7</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1</p>		<p>Hazards (Acid Sulfate Soils): All</p> <p>Hazards (Bushfire - General Risk): All</p> <p>Hazards (Bushfire - High Risk): All</p> <p>Hazards (Bushfire - Medium Risk): All</p> <p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6</p>		<p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>State Significant Native Vegetation: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Protection Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Water Resources: All
Tree damaging activity	None	None	None	Regulated Tree: All
Tourist accommodation	[Land Use and Intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development – External Appearance]: PO 1.4, 1.5 Design in Rural Areas [All Development – On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Development – Vehicle Parking Areas]: PO 7.4, 7.5 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Interface between Land Uses [Interface with Rural Activities]: PO 9.3, 9.4, 9.5.</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Tourism Development: PO 1.1, 1.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p>		<p>Hazards (Bushfire - Outback): All</p> <p>Hazards (Bushfire - Regional): All</p> <p>Hazards (Bushfire - Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		Prescribed Wells Area: All River Murray Flood Plain: All Sloping Land: All State Heritage Area: All State Heritage Place: All State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Tourist information centre	[Land Use and Intensity]: PO 1.1	Clearance from Overhead Powerlines: PO 1.1 Design in Rural Areas [All Development – External Appearance]: PO 1.4, 1.5 Design in Rural Areas [All Development – On-site Waste Treatment Systems]: DTS 6.1 Design in Rural Areas [All Development – Vehicle Parking Areas]: PO 7.4, 7.5 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1	None	Airport Building Heights (Aircraft Landing Area): PO 1.1 Airport Building Heights (Regulated): PO 1.1, 1.2 Building Near Airfields: PO 1.1, 1.2 Character Preservation District: All Coastal Areas: All Hazards (Acid Sulfate Soils): All Hazards (Bushfire - General Risk): All Hazards (Bushfire - High Risk): All Hazards (Bushfire - Medium Risk): All Hazards (Bushfire - Outback): All Hazards (Bushfire - Regional): All Hazards (Bushfire - Urban Interface): All Hazards (Flooding): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface between Land Uses [Interface with Rural Activities]: PO 9.3, 9.4, 9.5.</p> <p>Interface between Land Uses [Interface with Mines and Quarries (Rural and Remote Areas)]: PO 10.1</p> <p>Tourism Development: PO 1.1, 1.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.1, 1.2, 1.3, 1.4</p> <p>Transport, Access and Parking [Sightlines]: PO 2.1, 2.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.3, 3.4, 3.5, 3.7, 3.8, 3.9</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Historic Area: All</p> <p>Historic Shipwrecks: All</p> <p>Key Outback and Rural Routes: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Transport Routes: All</p> <p>Marine Parks (Managed Use): All</p> <p>Mt Lofty Ranges Catchment (Area 2): All</p> <p>Murray Darling Basin: All</p> <p>Native Vegetation: PO 1.1, 1.2</p> <p>Prescribed Water Resources Area: All</p> <p>Prescribed Watercourses: All</p> <p>Prescribed Wells Area: All</p> <p>River Murray Flood Plain: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.2, 6.5, 6.6		State Significant Native Vegetation: All Traffic Generating Development: All Urban Transport Routes: All Water Protection Area: All Water Resources: All
Tree damaging activity	None	None	None	Regulated Trees: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 –Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Industry	Light industry
Shop	Where: (i) the gross leasable floor area is no more than 500m ² , other than a bulky goods outlet: or (j) it is a restaurant.

Assessment Provisions

Desired Outcomes (DO)

DO 1

A range of tourist accommodation and associated services and facilities that enhance visitor experiences and enjoyment.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Tourist accommodation and a range of complementary entertainment, recreation and service activities catering to the needs and enjoyment of travellers.

DTS/DPF1.1

Development comprises one or more of the following land uses:

- Advertisement
- Amenity block, including shower, toilet and laundry facilities
- Caravan park
- Coast protection works
- Dwelling ancillary to tourist accommodation
- Indoor recreation facility
- Office ancillary to tourist accommodation
- Recreation facility
- Shop
- Spa pool
- Swimming pool
- Tourist accommodation
- Tourist information centre.

PO 1.2

Shops complement tourist accommodation and recreational activities to provide services and amenities to travellers at a scale that maintains the tourism values at the relevant location.

DTS/DPF1.2

Shop:

- a. is not a bulky goods outlet;
- b. is in the form of a restaurant ancillary to and in association with tourist accommodation on the same allotment; or
- c. other than a restaurant, has a gross leasable floor area not exceeding 250m² where ancillary to another building used for non-residential purposes on the same allotment.

PO 1.3

Offices are associated with and ancillary to tourist accommodation or non-residential development to support the management and operational aspects of tourist development.

DTS/DPF1.3

Office:

- (a) is ancillary to and located on the same allotment as tourist accommodation; and
- (b) has a gross leasable floor area not exceeding 50m².

PO 1.4

Dwellings are in the form of manager or caretaker residence to support the efficient management and maintenance of tourist accommodation and related facilities.

DTS/DPF1.4

Dwelling:

- (i) is ancillary to and located on the same allotment as tourist accommodation; and
- (j) will not result in more than one dwelling on an allotment.

Land Division

PO 2.1

Land division, including boundary realignments, support:

- a. a range of tourist accommodation, recreation, entertainment and community activities; and
- b. pedestrian and bicycle access between attractions within and adjacent to the zone.

DTS/DPF 2.1

None are applicable.

Advertisements

PO 3.1

Freestanding advertisements are not visually dominant within the locality.

DTS/DPF /DPF 3.1

Freestanding advertisements:

- (a) do not exceed 2m in height above natural ground level and do not have a face that exceeds 2m² where;
 - (i) located adjacent to a road that is not an arterial road;
 - (ii) associated with tourist accommodation comprising up to 10 guest suites; or
 - (iii) associated with a non-residential use, other than tourist accommodation, with a gross leasable floor area up to 150m²; or
- (b) in any other case, do not exceed 4m in height above natural ground level and do not have a face that exceeds 4m².

Procedural Matters

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" Specific Use (Tourism Development) Zone Table 3
- (c) restaurant located within 30m of an existing dwelling on land in other ownership.

Urban Activity Centre Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Air handling unit, air conditioning system or exhaust fan including any associated components and any associated building alteration or addition necessary or incidental to its installation</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Place Overlay • Local Heritage Place Overlay 	<p>22 The item will be installed on or within an existing building</p> <p>23 The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire.</p> <p>24 If the associated building is in a Local Heritage Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.</p>
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Place Overlay • Local Heritage Place Overlay 	<p>15 There will be no increase in the total floor area of the building</p> <p>16 There will be no alteration to the external appearance of the building.</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Defence Aviation Area Overlay • Local Heritage Place Overlay • Historic Area Overlay • River Murray Tributaries Area Overlay • Murray Darling Basin Overlay 	<p>57 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>58 Shade sail consists of permeable material</p> <p>59 The total area of the sail - does not exceed 40m²</p> <p>60 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>61 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>62 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p>

<ul style="list-style-type: none"> • State Heritage Place Overlay • State Heritage Area Overlay 	<p>63 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted)</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • State Heritage Area Overlay • State Heritage Place Overlay • Local Heritage Place Overlay 	<p>25 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>26 Panels and associated components do not overhang any part of the roof</p> <p>27 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Water tank (underground)</p>	<p>18 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>19 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement attached to a building or structure Except where any of the following apply: <ul style="list-style-type: none"> State Heritage Area Overlay State Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections Overlay: All DTS
Freestanding advertisement located on private land Except where any of the following apply: <ul style="list-style-type: none"> State Heritage Area Overlay State Heritage Place Overlay 	[Advertisements]: DTS 5.1	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections Overlay: All DTS Airport Building Heights (Aircraft Landing Areas) Overlay: All DTS Airport Building Heights (Regulated) Overlay: All DTS Future Road Widening Overlay: DTS 1.1
Change of use to a <u>shop, office, consulting room</u> or any combination of these uses where the area to be occupied by the proposed development is located in an existing building and utilises existing on-site car parking Except where any of the following apply: <ul style="list-style-type: none"> State Heritage Area Overlay State Heritage Place Overlay 	None	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1	Port Adelaide Centre Subzone: Applies only to land in the following Concept Plans contained within the <i>Concept Plans Technical and Numeric Variation Overlay</i> : <ul style="list-style-type: none"> Main Street McLaren's Wharf North West Retail Core Southern Gateway 	Major Urban Transport Routes Overlay: [Access – Existing Access Points] DTS 3.1 Key Outback and Rural Routes Overlay: Access – Existing Access Points] DTS 3.1
Land division	None	Land Division in Urban Areas [All Land Division – Allotment Configuration]: DTS 1.1	None	All
Temporary change of use to a <u>sales office</u> within an existing building for no more than 2 years	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
The construction of a new building in the same, or substantially the same, position as a building which was demolished within the previous 3 years where the new building has the same, or substantially the same, layout and external appearance as the previous building Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	None	None	None

Table 3 – Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	[Advertisements]: PO 5.1	Clearance from Overhead Powerlines: PO 1.1 Advertisements: All	Port Adelaide Centre Subzone [Built form and character]: PO 2.6	Advertising Near Signalised Intersections Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All
Bulky goods outlet	[Land use and intensity]: PO 1.1-1.2 (inclusive) and 1.6 [Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Concept Plans]: All	Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All	[Vehicle parking and access]: All [Waterfront development]: All	Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Cinema	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6 Interface Between Lands Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Consulting room	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive)	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All	Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All	[Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All	Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Regulated Trees Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<u>Community facility</u>	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Carport Car park Car parking structure	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive)	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All	Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All	[Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All	Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place Overlay: All State Heritage Place Overlay: All
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	Historic Area Overlay: All State Heritage Area Overlay: All
Dwelling Residential flat building	[Land use and intensity]: PO 1.1-1.5 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Residential Development]: All	Port Adelaide Centre Subzone: [Land use and intensity]: All [Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All	Affordable Housing Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Design Overlay: All Defence Aviation Area Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p>
Educational establishment	<p>[Land use and intensity]: PO 1.1-1.2 (inclusive)</p> <p>[Built form and character]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	<p>Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive)</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All	Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All	[Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All	Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Regulated Trees Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<u>Emergency services facility</u>	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All		Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Fence	[Built form and character]: All	Design in Urban Areas [Fences and Walls]: PO 8.1	[Built form and character]: All [Waterfront development]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Defence Aviation Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All
Hospital	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
Hotel	<p>[Land use and intensity]: PO 1.1-1.2 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Vehicle parking]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p>	<p>Port Adelaide Centre Subzone:</p> <p>[Land use and intensity]: PO 1.1-1.8 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height]: All</p> <p>[Vehicle parking and access]: All</p> <p>[Waterfront development]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<u>Indoor recreation facility</u>	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Library	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Mt Lofty Ranges Catchment (Area 1) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Land division	[Land Division]: PO 4.1	Land Division in Urban Areas: All	Port Adelaide Centre Subzone [Land division]: All	Affordable Housing Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Environment and Food Production Area Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay : All Hazards (Bushfire – General Risk) Overlay : All

Class of Development	Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Office Bank Civic centre	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<u>Outbuilding Store</u>	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All	None	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Marine Parks (Managed Use) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All
<u>Place of worship</u>	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Pre-school	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Building height and setbacks]: All [Vehicle parking]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive) [Built form and character]: All [Building height]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Coastal Areas Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Concept Plans]: All	Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All	[Vehicle parking and access]: All [Waterfront development]: All	Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
Public transport terminal	<p>[Land use and intensity]: PO 1.1-1.2 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Vehicle parking]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All PO</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>	<p>Port Adelaide Centre Subzone:</p> <p>[Land use and intensity]: PO 1.1-1.8 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height]: All</p> <p>[Vehicle parking and access]: All</p> <p>[Waterfront development]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
Recreation area	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All [Vehicle parking]: All	Open Space and Recreation: All Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive)	Character Area Overlay: All Coastal Areas Overlay: All Future Road Widening Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Concept Plans]: All	Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All	[Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All	Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Retail fuel outlet	<p>[Land use and intensity]: PO 1.1-1.2 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Vehicle parking]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	<p>Port Adelaide Centre Subzone:</p> <p>[Land use and intensity]: PO 1.1-1.8 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height]: All</p> <p>[Vehicle parking and access]: All</p> <p>[Waterfront development]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>
Restaurant	<p>[Land use and intensity]: PO 1.1-1.2 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height and setbacks]: All</p> <p>[Vehicle parking]: All</p> <p>[Concept Plans]: All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	<p>Port Adelaide Centre Subzone:</p> <p>[Land use and intensity]: PO 1.1-1.8 (inclusive)</p> <p>[Built form and character]: All</p> <p>[Building height]: All</p> <p>[Vehicle parking and access]: All</p> <p>[Waterfront development]: All</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Character Area Overlay: All</p> <p>Coastal Areas Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Environment and Food Production Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Medium Risk) Overlay: All</p> <p>Hazards (Bushfire – General Risk) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Flooding) Overlay: All</p> <p>Historic Area Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Marine Parks (Managed Use) Overlay: All</p> <p>Mt Lofty Ranges Catchment (Area 1) Overlay: All</p> <p>Murray Darling Basin Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay: All</p> <p>Non-stop Corridor Overlay: All</p> <p>Prescribed Watercourses Overlay: All</p> <p>Prescribed Water Resources Area Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>River Murray Tributaries Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Area Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Protection Area Overlay: All</p> <p>Water Resources Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Retaining wall	[Built form and character]: All	Design in Urban Areas [All Development – Fences and Walls]: All	[Built form and character]: All [Waterfront development]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Defence Aviation Area Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All
Shop (not being a restaurant or bulky goods outlet)	[Land use and intensity]: PO 1.1-1.2 (inclusive) [Built form and character]: All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All	Port Adelaide Centre Subzone: [Land use and intensity]: PO 1.1-1.8 (inclusive)	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	<p>[Building height and setbacks]: All [Vehicle parking]: All [Concept Plans]: All</p>	<p>Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>	<p>[Built form and character]: All [Building height]: All [Vehicle parking and access]: All [Waterfront development]: All</p>	<p>Coastal Areas Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Environment and Food Production Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Medium Risk) Overlay: All Hazards (Bushfire – General Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Flooding) Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Marine Parks (Managed Use) Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Non-stop Corridor Overlay: All Prescribed Watercourses Overlay: All Prescribed Water Resources Area Overlay: All Prescribed Wells Area Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Regulated Trees Overlay: All River Murray Tributaries Area Overlay: All Sloping Land Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Protection Area Overlay: All Water Resources Overlay: All
<u>Telecommunications facility</u>	[Built form and character]: All	Infrastructure and Renewable Energy Facilities [General]: All Infrastructure and Renewable Energy Facilities [Visual Amenity]: All Infrastructure and Renewable Energy Facilities [Telecommunication Facilities]: All	Port Adelaide Centre Subzone: [Built form and character]: All	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Character Area Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All
Tree-damaging activity	None	None	None	Regulated Tree Overlay: All
Verandah Shade sail	[Built form and character]: All	None	Port Adelaide Centre Subzone:	Airport Building Heights (Regulated) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
			[Built form and character]: All [Waterfront development]: All	Building Near Airfields Overlay: All Character Area Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Historic Area Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Mt Lofty Ranges Catchment (Area 1) Overlay: All Marine Parks (Managed Use) Overlay: All Murray Darling Basin Overlay: All Native Vegetation Overlay: All Non-stop Corridor Overlay: All River Murray Tributaries Area Overlay: All State Heritage Area Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All
All other Code Assessed Development	All	All	All	All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
<u>Industry</u>	<u>Light Industry</u>

Assessment Provisions

Desired Outcome (DO)

DO 1

A cohesive and legible environment supporting a broad spectrum of regional level business, shopping, entertainment and recreational facilities that can cater for large crowds, smaller social gatherings and events over extended hours.

DO 2

Primary business, shopping and entertaining areas are integrated with public transport facilities, pedestrian and cycling networks, and community transport infrastructure, and designed to enhance the quality of the public realm.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Shops, offices, entertainment, health, education and recreation related uses supplemented by other complementary businesses that provide a comprehensive range of goods and services to the region.

DTS 1.1

None are applicable.

PO 1.2

Facilities within the centre sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity.

DTS 1.2

None are applicable.

PO 1.3

Residential development does not prejudice the operation of existing non-residential development and the long term provision of services and facilities for wider community benefit.

DTS 1.3

None are applicable.

PO 1.4

Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities and contribute to making streets and pedestrian thoroughfares pleasant and lively places.

DTS 1.4

Dwellings are located at upper levels of buildings with non-residential uses located at ground level.

PO 1.5

Where residential development is appropriate having regard to other performance outcomes of the zone, residential development achieves medium-to-high densities.

PO 1.5

Residential development achieves a minimum net density of 35 dwelling units per hectare.

PO 1.6

Bulky goods outlets are sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.

DTS/DPF 1.6

Bulky goods outlets with a gross leasable area of 500m² or more are located towards the periphery of the zone.

Built Form and Character

PO 2.1

Development throughout the zone that integrates with existing development through building scale, connections and complementary land uses.

DTS 2.1

None are applicable.

PO 2.2

Development integrated with existing or planned public or community transport interchanges and networks.

DTS 2.2

None are applicable.

PO 2.3

Buildings are sited and designed to create pedestrian, vehicular, open space and visual linkages between the various built-form elements within the zone and adjoining main roads and thoroughfares.

DTS 2.3

None are applicable.

PO 2.4

Vehicular access points and car parks are coordinated and consolidated to enable the shared use of parking spaces.

DTS 2.4

None are applicable.

PO 2.5

Development promotes the use of pedestrian and cyclist connections to centre facilities and services.

DTS 2.5

None are applicable.

PO 2.6

Buildings and facilities are sited and designed to provide an active frontage to the public realm, contributing to streetscapes and spaces that encourage social interaction.

DTS / DPF 2.6

Not less than 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed.

Building height and setbacks

PO 3.1

Medium rise development, with the highest intensity of built form at the centre of the zone, and lower scale at the peripheral zone interface.

DTS/DPF 3.1

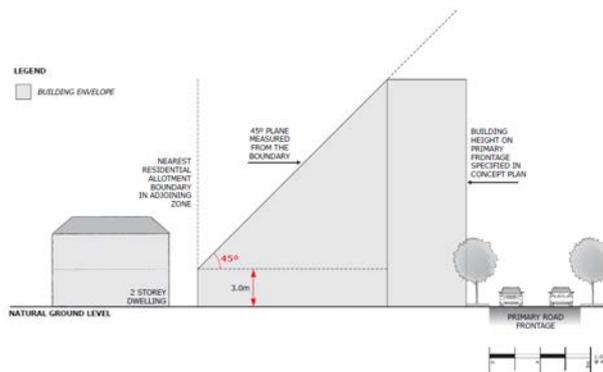
Building height is not greater than any maximum, or less than any minimum, specified in the Maximum Building Height Levels Technical and Numeric Variation Overlay, the Maximum Building Height Metres Technical and Numeric Variation Overlay, or the Minimum Building Height Levels Technical and Numeric Variation Overlay.

PO 3.2

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood zone.

DTS/DPF 3.2

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 allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 3.3 will apply, or where this boundary is the primary street boundary):

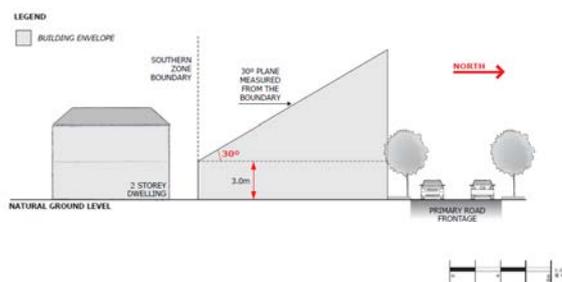


PO 3.3

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

DTS / DPF 3.3

Buildings on sites with a southern boundary adjoining a residential allotment within a neighbourhood zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:



Land Division

PO 4.1

Land division that creates allotments that vary in size and are suitable for a variety of business and community facilities.

DTS 4.1

None are applicable.

Advertisements

PO 5.1

Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.

DTS 5.1

Freestanding advertisements that:

- (f) do not exceed 10m in height; and
- (g) do not have a sign face that exceeds 8m² per side.

Vehicle parking

PO 6.1

Vehicle parking areas are sited and designed to minimise visual dominance when viewed from the public realm.

PO 6.1

Vehicle parking areas are sited above or below street level, in decked or basement parking.

Concept Plans

PO 7.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the *Concept Plans Technical and Numeric Variation Overlay*.

DTS 7.1

None are applicable

Procedural Matters (PM)

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (d) development defined as 'all other code assessed development' in Urban Activity Centre Zone Table 3
- (e) within the Port Adelaide Centre Subzone, the following classes of development:
 - (i) construction of a building which fails to comply with Port Adelaide Centre Subzone DTS 3.2)
 - (ii) a freestanding advertisement with a height greater than 10 metres
 - (iii) a telecommunications facility exceeding 30 metres in height and located within 100 metres of a neighbourhood zone;
 - (iv) development on a site located adjacent a dwelling within a neighbourhood none which comprises the construction of or change of use to a retail fuel outlet, educational establishment, emergency services facility, entertainment venue, hospital, hotel, light industry
- (f) in all other parts of the Zone, development on a site located adjacent a dwelling within a neighbourhood none which comprises:

- (i) construction of a building which fails to comply with DTS 3.1 to 3.3 (inclusive); or
- (ii) the construction of or change of use to a retail fuel outlet, educational establishment, emergency services facility, entertainment venue, hospital, hotel, light industry.

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Port Adelaide Centre Subzone

Assessment Provisions

Desired Outcomes (DO)

DO 1

Development of tourism, cultural and recreational facilities related to Port Adelaide's unique maritime and commercial heritage and character, and promotion of the zone as a major State tourism destination.

DO 2

A more intense optimal use of vacant and under-utilised land, buildings and the inner harbour of the Port Adelaide River.

DO 3

The conservation and enhancement of items and areas of significance to the zone's unique maritime and commercial heritage, townscape, waterscape and landscape character.

DO 4

A substantial increase in the number of residential dwellings, resident population and provision of accommodation and services for a wide range of people and household types in appropriate areas.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Development is located, staged and designed such that vacant or under-utilised land and buildings are redeveloped or reused for more appropriate uses.

DTS 1.1

None are applicable.

PO 1.2

Land is generally developed in accordance with Concept Maps Part-6, with land uses generally in accordance with the following table:

Concept Map	Envisaged land uses
Cruickshank's Corner	Tourism and commercial development, with links to public open space, the public waterfront promenade and shore area
Dock One	Medium to high density residential development that includes mixed uses at ground floor level Small craft mooring facilities

Concept Map	Envisaged land uses
East End	Northern and south western parts: Offices, consulting rooms and similar uses that are suited to the conversion or rehabilitation of historic buildings in this area. Old Port Dock Railway Station and yards: tourism, museum uses and car parking, with sites fronting St Vincent Street and Lipson Street primarily office, commercial and institutional uses Southern part: Light industry, service industry, warehouse
Fletcher's Slip	Medium to high density residential dwellings Small scale marine related businesses and tourism activity
Hart's Mill	Areas fronting Vincent Street: Tourist accommodation and tourist or commercial uses at ground level Adjacent to the waterfront: Residential dwellings and mixed uses
Mainstreet	Small scale shops, offices, showrooms and consulting rooms Residential development integrated above ground floor envisaged uses.
McLaren's Wharf	Mixed tourism, retail, office, recreational, educational and residential development of diverse character which capitalises on its access to the waterfront. Development overlooking the Port Adelaide River: medium density to high density residential development.
North West	Medium to high density residential and small scale mixed use activities including some small scale tourist accommodation Areas over water: ground level non-residential purposes including retail, tourism and commercial uses
Old Port Reach	Medium to high-density residential development, including affordable housing
Port Adelaide State Heritage Area	Civic and administrative uses, small-scale offices, shipping agents and related commercial uses, and tourist facilities compatible with the area's historic townscape character.
Port Approach	Light industrial and commercial activities with opportunities for tourist infrastructure such as the maritime museum, tourist accommodation, offices, low impact commercial activities, and residential and mixed use development adjacent Dock One. Development to the south of the Port River Expressway: residential and mixed use development, commercial, office and tourist activities. Industrial development should not occur south of the road and rail bridges nearby residential activities.
Railways	Railway activities and associated commercial and industrial uses.
Retail Core	Major supermarkets and discount department stores, together with associated specialty shops, consulting rooms, offices and community service facilities. Medium to high-density residential development located above active ground floor uses
Southern Approach	Retail, showrooms, commercial, institutional development North-western part of the area: residential development.
Southern Gateway	Offices, commercial, showrooms, service trade premises and shops. Medium to high density residential development, including affordable housing, on sites in close proximity to major public transport facilities.
West	medium to high density residential development with associated open space areas and mixed use activities including some small-scale tourist accommodation
Woolstores	Low impact commercial, warehouse and storage activities Residential development where compatible with nearby land uses. Light industry, service industry and home industry in the area to the south of Brock Street.

DTS 1.2

None are applicable.

PO 1.3

Land adjacent to the Port Adelaide River not required for port or shipping activities is progressively redeveloped for a range of the following uses where consistent with the intent of Concept Plans X-X:

- a) community uses
- b) medium and higher density residential uses
- c) recreation
- d) tourism
- e) office
- f) retail.

DTS 1.3

None are applicable.

PO 1.4

Recreational and tourism development, such as the following, are developed on the Port Adelaide River in locations where boating and harbour activities can be undertaken safely and conveniently:

- a) marinas

- b) maritime museum uses
- c) ferry services
- d) water taxis.

DTS 1.4

None are applicable.

PO 1.5

Residential development adjacent the rail corridor as shown on Concept Plans X-X (East End, Port Approach, Concept Railways, Southern Approach, Southern Gateway, West, and Woolstores) has regard to existing and possible future noise sources with respect to site layout, orientation, design and construction to ensure a safe and comfortable residential environment and to minimise conflict with existing non-residential activities.

DTS 1.5

None are applicable.

PO 1.6

Tourist development is primarily situated adjacent to and on the Port Adelaide River and associated public promenade.

DTS 1.6

None are applicable.

PO 1.7

Major shops and groups of shops are concentrated within the areas constituting the 'Mainstreet' and 'Retail Core' Concept Plans.

DTS 1.7

None are applicable.

PO 1.8

Residential accommodation at medium and higher densities where it can be demonstrated that it is compatible with, and does not prejudice, the operation of non-residential activities within this or adjacent zones.

DTS 1.8

None are applicable.

PO 1.9

Public open space is provided in a variety of forms including a publicly accessible waterfront promenade, public reserves and public plazas.

DTS 1.9

None are applicable.

PO 1.10

Large landscaped or other open areas fronting on to Commercial Road and St Vincent Street are not developed.

DTS 1.10

None are applicable.

Built form and character

PO 2.1

Development is compatible with and reinforces the historical townscapes within the subzone by respecting, but not mimicking, existing 19th century building forms and townscapes of significance.

DTS 2.1

None are applicable.

PO 2.2

Development within the areas for 'Townscape Conservation' shown on Concept Plan Map X should conserve and enhance the existing 19th and early 20th century building forms.

DTS 2.2

None are applicable.

PO 2.3

Buildings are situated close to or abutting street frontages, particularly on corner sites, to reinforce the prevailing townscape character within the subzone.

DTS 2.3

None are applicable.

PO 2.4

Development is sited to provide view lines and reinforce existing vistas indicated on Concept Plan Y [Key Visual Elements]

View corridors:

- (a) take the form of one or more of the following:
 - (i) public road reservations
 - (ii) public reserves
 - (iii) wider spaces between buildings
- (b) incorporate pedestrian linkages
- (c) have a minimum width of 17.5 metres if identified as a major view corridor
- (d) have a minimum width of 12 metres if identified as a minor view corridor.

DTS 2.4

None are applicable.

PO 2.5

The siting, form and scale of buildings on corner sites:

- (a) increases the presence of built form on street intersections
- (b) addresses both street frontages
- (c) minimises unusable open space on the street frontages.

DTS 2.5

None are applicable.

PO 2.6

Street furniture, including lighting, advertisements, advertising hoardings, litter bins, seats, bicycle parking facilities and bollards, are designed and located so as to complement the townscape character of the area and respond to its maritime locality.

DTS 2.6

None are applicable.

PO 2.7

Development abutting St Vincent Street, Commercial Road, Church Place and Dale Street, public spaces and pedestrian malls indicated on Concept Plan Map Z [Key Visual Elements] has facades of no less than two storeys.

DTS 2.7

None are applicable.

PO 2.8

Materials reflect and reinforce the historic, maritime character of the subzone wherever practicable.

DTS 2.8

None are applicable.

PO 2.9

Development adjacent to the public promenade, public plazas, public reserves, main roads and edges of public spaces is designed to:

- (a) maintain an active interface through architectural detail and interest in skyline and pedestrian levels
- (b) provide active street frontages at ground level with land uses such as cafes, restaurants, local shops and home offices that contribute to the vibrancy and diversity of the area
- (c) maintain the continuity of streetscape with streets and public spaces defined by consistent building frontages at the street alignment
- (d) maximise solar access and limit overshadowing of these areas
- (e) protect the amenity of residents at ground level
- (f) protect pedestrian amenity
- (g) provide for varied and attractive building elevations.

DTS 2.9

None are applicable.

PO 2.10

Landmark buildings as indicated on Concept Plans X-X are designed to:

- (a) preserve a pleasant pedestrian environment
- (b) create consistent building frontages at the street, plaza or promenade alignment
- (c) assist to deflect wind downdrafts from penetrating to street level plazas and promenades.
- (d) be exemplary in their design quality and enhance the locality with architectural elements characteristic of the Port Adelaide, heritage buildings and waterfront environment.

DTS 2.10

None are applicable.

PO 2.11

Development facilitates the provision of a continuous pedestrian and cyclist 'Inner Harbour Ring Route' including connections to nearby bicycle routes, schools and stations shown on the following Concept Maps X-X:

- Cruickshank's Corner
- Dock One
- Fletcher's Slip
- Hart's Mill
- Mainstreet
- McLaren's Wharf
- North West
- Old Port Reach

- Port Approach
- West

DTS 2.11

None are applicable.

PO 2.12

Waterfront development is designed and sited to allow for future potential flood mitigation measures such as the creation of sea walls or levees that will provide protection from stormwater and seawater flooding in a consistent and integrated manner.

DTS 2.12

None are applicable.

PO 2.13

Buildings greater than three storeys provide human scale street frontages through one or more of the following methods:

- a) stepped reduction of building heights towards street frontages
- b) use of the podium level
- c) use of secondary/adjoining building elements to the street.

DTS 2.13

None are applicable.

Building height

PO 3.1

Buildings are designed to reflect the street wall heights and horizontal elements of adjacent buildings by reinforcing:

- (a) the prevailing datum heights, including parapet levels, balconies or distinguishing elements such as verandas and canopies at the street level; and
- (b) a distinction of levels below and above prevailing horizontal elements through architectural expression.

DTS 3.1

None are applicable.

PO 3.2

Building height reflects the form envisaged by Concept Plans

DTS/DPF 3.2

Buildings do not exceed the number of building levels as indicated on Concept Plans.

Land Division

PO 4.1

Development is sited to ensure that original grid street layouts within the centre are retained and wherever possible, re-established.

DTS 4.1

None are applicable.

PO 4.2

Roads and reserves are of sufficient width to cater for the projected traffic volumes and to provide for safe and convenient vehicle access, pedestrian environment, and on-street car parking.

DTS/DPF 4.2

Road types and road reserve widths are provided in accordance with the following table:

Road type	Maximum 24-hour traffic volume (vehicles)	Road reserve width (metres)	Carriageway width (metres)
Bus Route (Major Collector)	Over 3000	23.2 (including bike lanes)	7 (takes into account provision for parallel car parking provided both sides)
Bus Route (Minor Collector)	1500-3000	20.2	7 (takes into account provision for parallel car parking provided both sides)
Major Collector	Over 3000	19.2 (22 with bike lanes)	6
Minor Collector	1500-3000	16.1	7.5
Local Street	500-1500	15	7
Local Street with rear lane access	0-1500	14 (provides for indented car parking)	5.5
Local public road less than 60m in length and not contiguous with a road of lesser dimension than prescribed above	Less than 500	12.4	5

Vehicle parking and access

PO 5.1

Car parking areas, including decked car parking:

- (a) do not intrude upon, or interrupt the continuity of built-form desired along major street frontages in the subzone
- (b) do not detract from areas of architectural or townscape value.
- (c) in relation to multi-level car parking, are designed as buildings that contribute to the desired built form character include ground level uses adjacent to street frontages, such as offices, shops and tourist development.

DTS 5.1

None are applicable.

PO 5.2

On-street parking provided for detached, semi-detached and row dwellings to cater for anticipated demand.

DTS/DPF 5.2

Development of detached, semi-detached or row dwellings provides on-street parking at the rate of 0.3 spaces per dwelling within the following areas as delineated on Concept Maps X-X:

- a. Cruickshank's Corner
- b. Dock One
- c. Fletcher's Slip
- d. McLaren's Wharf
- e. North West
- f. Old Port Reach
- g. Port Approach
- h. West

PO 5.3

Garages and carports associated with residential development are sited and designed to minimise visual dominance on the streetscape and views of the dwelling from the street.

DTS/DPF 5.3

Garages or carports do not obtain direct access from or face the primary street.

Waterfront development

PO 6.1

Development creates and enhances a public promenade with a minimum width of 8 metres along the waterfront that achieves:

- (a) continuous public pedestrian and cyclist access
- (b) convenient, safe and attractive linkages between sections in areas of high pedestrian or cycle traffic and in front of key tourism uses
- (c) allowance for infrastructure provision and flood mitigation including a sea wall or levee.

DTS 6.1

None are applicable.

PO 6.2

Public plazas and public reserves are provided adjacent to the pedestrian promenade to provide for larger outdoor public events and gathering spaces adjacent to the waterfront in accordance with Concept Plans X-X.

DTS/DPF 6.2

Public reserves and plazas have a minimum area of:

- (a) In the case of public reserves: 2000 square metres (other than those located within the Fletcher's Slip Concept Plan X); or
- (b) In the case of public plazas: 1500 square metres (and where a public plaza abuts a promenade, the area of the promenade is included in calculation of the plaza area for the length that the promenade abuts the plaza).

PO 6.3

Development is sited to take advantage of waterfront views and activities.

DTS 6.3

None are applicable.

PO 6.4

Marinas, wharfs, jetties, piers or boat moorings:

- (a) provide permanent and temporary docking facilities for residents and the public;

- (b) provide moorings suitable to a variety and varying sizes of watercraft and vessels;
- (c) provide a visually stimulating environment;
- (d) add vitality and maritime activity to waterfront areas;
- (e) provide a continuation (literal or thematic) of the historic maritime uses of the Port;
- (f) maintain a strong link and physical integration between the Port Adelaide River and land based public reserves, plazas, promenades and other public and private features comprising the waterfront;
- (g) integrate with development built directly on or over the river;
- (h) avoid or minimise any negative impacts on:
 - (i) natural riverine ecology and processes
 - (i) dolphin safety within the dolphin sanctuary area
 - (ii) riverine or other water quality; and
 - (iii) ensure that any mechanical and electrical equipment and power outlets are safe from flooding or raised to a level not lower than 3.65 metres Australian Height Datum (AHD).

DTS 6.4

None are applicable.

PO 6.5

Development along the waterfront comprises bold, robust architectural forms with articulated and modelled facades and materials which reflect the character of older maritime/industrial buildings nearby.

DTS 6.5

None are applicable.

PO 6.6

Development encourages and facilitates the provision of a continuous 'Major Pedestrian/Cycle Path' and 'Inner Harbour Ring Route' public promenade including connections to nearby bicycle routes, schools and stations as shown on Concept Plans 'Port Adelaide Centre Traffic and Transport' and "McLaren's Wharf".

DTS 6.6

None are applicable.

PO 6.7

Marinas, wharfs, jetties, piers or boat mooring facilities and associated development provide for:

- (a) serviced moorings to allow for floating retail activity
- (b) functional requirements of public transport and water navigation including berthing and wharf facilities for ferry and water taxi stopping points that are coordinated with land based services
- (c) modal interface with land-based public and private transport services and infrastructure
- (d) connection to shore-based service requirements and support facilities such as boat repair and servicing, amenities, accommodation and shelter structures.

DTS 6.7

None are applicable.

Urban Corridor (Boulevard) Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Air handling unit, air conditioning system or exhaust fan including any associated components and any associated building alteration or addition necessary or incidental to its installation</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay 	<p>1 The item will be installed on or within an existing building</p> <p>2 The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire.</p> <p>If the associated building is in a Local Heritage Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.</p>
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>5 There will be no increase in the total floor area of the building</p> <p>6 There will be no alteration to the external appearance of the building.</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Sloping Land Overlay 	<p>36 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>37 Shade sail consists of permeable material</p> <p>38 The total area of the sail - does not exceed 40m²</p> <p>39 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>40 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p>

	<p>41 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>42 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>28 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>29 Panels and associated components do not overhang any part of the roof</p> <p>30 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Sloping Land Overlay 	<p>5 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>6 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> Advertising Near Signalised Intersections Overlay Airport Building Heights (Regulated) Overlay Building Near Airfields Overlay Coastal Areas Overlay Design Overlay Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Sloping Land Overlay State Heritage Area Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	None
Change of use in an existing building (that does not involve any building work or modification that would otherwise require planning consent) from: <ul style="list-style-type: none"> an office to a consulting room or shop a shop to an office or consulting room a dwelling to an office or consulting room an office or consulting room to a dwelling(s) other than on the ground floor 	None	None	None	None
Dwelling, dwellings or residential flat building undertaken by: <ol style="list-style-type: none"> the South Australian Housing Trust either individually or jointly with other persons or bodies; or registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority Except where any of the following apply: <ul style="list-style-type: none"> Affordable Housing Overlay Airport Building Heights (Regulated) Overlay 	None	Housing Renewal: All	None	Future Road Widening: DTS 1.1 Key Railway Crossings: PO 1.1 Major Urban Transport Routes: DTS 1.1, 2.1, 3.1, 4.1,5.1, 7.1, 8.1, 9.1, 10.1 Urban Transport Routes: DTS 1.1, 2.1, 3.1, 4.1, 5.1, 7.1, 8.1, 9.1, 10.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> • Coastal Areas Overlay • Design Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Noise and Air Emissions Overlay • Sloping Land Overlay • State Heritage Area Overlay 				

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Advertisements [Appearance]: PO 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2</p> <p>Advertisements [Advertising Content]: PO 3.1</p> <p>Advertisements [Amenity Content]: PO 4.1</p> <p>Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p>	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Coastal Areas: All</p> <p>Future Road Widening: PO1.1</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: PO 8.1, 10.1</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Urban Transport Routes: PO 8.1, 10.1</p>
Apartment	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p>	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		
		<p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Child Care Centre	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Consulting Room	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All	Hard-edged Built Form: All Soft-edged Landscaped: All	Airport Building Heights (Regulated): All Character Area Overlay: All Design Overlay: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Sloping Land: All State Heritage Place: All Traffic Generating Development: All Urban Transport Routes: All
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition with the Historic Area Overlay	All	Noe	None	Historic Area: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Dwelling	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Advertising Near Signalised Intersections: All</p> <p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</p> <p>b) registered Community Housing providers participating in housing renewal programs endorsed by the South</p>	None	Housing Renewal: All	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Advertising Near Signalised Intersections: All</p> <p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Australian Housing Authority	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
				<p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
Hotel	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Office	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All	Hard-edged Built Form: All Soft-edged Landscaped: All	Advertising Near Signalised Intersections: All Affordable Housing: All Airport Building Heights (Regulated): All Character Area Overlay: All Design Overlay: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Sloping Land: All State Heritage Place: All Traffic Generating Development: All Urban Transport Routes: All
Residential Flat Building	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2	Hard-edged Built Form: All Soft-edged Landscaped: All	Advertising Near Signalised Intersections: All Affordable Housing: All Airport Building Heights (Regulated): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		<p>Character Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
Restaurant	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Advertising Near Signalised Intersections: All</p> <p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		
		<p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		<p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
Shop	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Advertising Near Signalised Intersections: All</p> <p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Student Accommodation	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p>	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Character Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p> <p>Water Resources: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		
Tree damaging activity	None	None	None	Regulated Trees: All
All other Code Assessed Development	All	All	<p>Hard-edged Built Form: All</p> <p>Soft-edged Landscaped: All</p>	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exceptions
Industry	Light Industry
Shop	Restaurant Shop with a gross leasable floor area less than 4000m²

Assessment Criteria (AC)

Desired Outcomes (DO)

DO 1

Buildings that achieve a consistent, tall, uniform facade to frame the primary road corridor generally well set back with areas of significant open space. Buildings accommodate a mix of compatible residential and non-residential uses including contain small scale shops and mixed business development at ground and lower floor levels with residential land uses above.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

A vibrant mix of land uses adding to the vitality of the area and extend activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation.

DTS/DPF 1.1

(a) Development comprises one or more of the following land uses:

- (a) Apartments
- (b) Child Care Centre
- (c) Consulting Room
- (d) Dwelling
- (e) Educational Establishment
- (f) Hotel
- (g) Licensed Entertainment Premises
- (h) Licensed Premises
- (i) Office
- (j) Residential Flat Building
- (k) Restaurant
- (l) Shop
- (m) Supported Accommodation
- (n) Student Accommodation
- (o) Tourist Accommodation

PO 1.2

Shops, offices and consulting rooms that provide a range of goods and services to the local community and the surrounding district.

DTS/DPF 1.2

Shop, office or consulting room uses not exceeding a maximum gross leasable floor area of 2,000m² in a single building.

PO 1.3

Dwellings developed in conjunction with non-residential uses that positively contribute to making the public realm of the primary road corridor, open space frontage and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places.

DTS/DPF 1.3

Dwellings in mixed use buildings to be located at the upper floor levels of buildings.

PO 1.4

Development of medium to high density accommodation options either as part of a mixed use development or wholly residential development.

DTS/DPF 1.4

Residential development (other than residential development in a mixed use building) achieves a minimum net residential density of at least 75 dwellings per hectare.

PO 1.5

Ground floor uses positively contribute to an active primary road corridor and open space frontage.

DTS/DPF 1.5

Shop, restaurant, office, or consulting room uses located on the ground floor level of mixed use buildings.

Built Form and Character

PO 2.1

Buildings contribute to a consistent framing of the primary road corridor, open space and public spaces and provide visual relief from building mass at street level.

DTS/DPF 2.1

Buildings:

- (a) include a clearly defined podium or street wall with a maximum building height of 2 building levels or 8 metres in height; and
- (b) have levels above the defined podium or street wall setback a minimum of 2m from that wall.

PO 2.2

Buildings are adaptable and flexible to suit a range residential and non-residential of land uses.

DTS/DPF 2.2

The ground floor of buildings contain a minimum floor to ceiling height of 3.5m.

PO 2.3

Buildings designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the primary street frontage and maximise passive surveillance.

DTS/DPF 2.3

Minimum 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed.

PO 2.4

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

DTS/DPF 2.4

Building height is not greater than any maximum, or less than any minimum, specified in the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*, or the *Minimum Building Height Levels Technical and Numeric Variation Overlay*.

PO 2.5

Buildings setback from the primary street boundaries to provide a consistent streetscape edge with generous landscaping and tall articulated building facades.

DTS/DPF 2.5

Buildings setback from the primary street frontage in accordance with either of the following (whichever is the lesser):

- (a) not less than 6m; or
- (b) the average of the setback of the existing building on each adjoining site fronting the same street.

PO 2.6

Buildings set back from secondary street boundaries to contribute to a consistent established streetscape.

DTS/DPF 2.6

Buildings setback from a secondary street frontage not less than 2m.

PO 2.7

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.

DTS/DPF 2.7

Buildings with no window/s or balcony/s fronting the boundary, setback from side boundaries as follows:

- (a) no minimum on the boundary, within the first 18m from the front property boundary for any building level;
- (b) no minimum for remaining length for ground level only; and
- (c) 2m for 1st level and above for building parts more than 18 metres from the front property boundary.

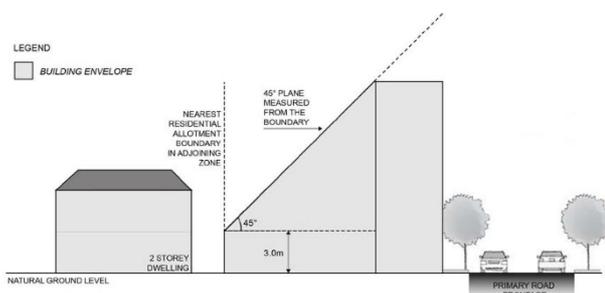
PO 2.8

Buildings set back from rear boundaries (other than street boundaries) to minimise negative impacts on neighbouring properties, including access to natural sunlight and ventilation.

DTS/DPF 2.8

Buildings setback from rear boundaries as follows:

- (a) 5m or more where the subject land directly abuts an allotment of a different zone; or
- (b) 3m or more in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.



PO 2.9

Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles.

DTS/DPF 2.9

Buildings setback from the rear access way:

- (a) no requirement where the access way is not less than 6.5m wide; or
- (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.

Interface Height

PO 3.1

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood zone.

DTS/DPF 3.1

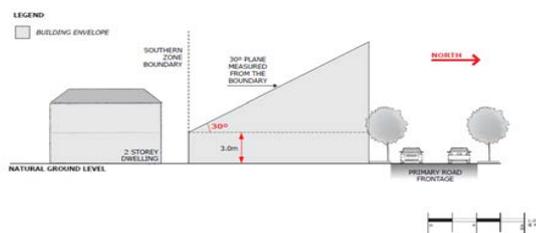
Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 3.2 will apply, or where this boundary is the primary street boundary):

PO 3.2

Buildings designed to minimise overshadowing of sensitive receivers in the Suburban Neighbourhood Buildings mitigate overshadowing of residential development within a neighbourhood zone.

DTS/DPF 3.2

Buildings constructed within a building envelope provided by a 30 degree plane grading north, measured from a height of 3m above natural ground level at the allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram:



Significant Development Sites

PO 4.1

Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor and over 2500m² in area, which may include one or more allotment) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, or sustainability features.

DTS/DPF 4.1

Development on significant development sites up to 30% above the maximum building height specified in DTS/DPF 2.4 where it:

- (a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area;
- (b) includes more than 15% of dwellings as affordable housing; or
- (c) includes at least:
 - i. three of the following:
 - A. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street;
 - B. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site;
 - C. active uses are located on the public street frontages of the building, with any above ground car parking located behind;
 - D. a range of dwelling types that includes at least 10% of 3+ bedroom apartments;
 - E. a child care centre; and
 - ii. three of the following sustainable design measures are provided:
 - A. a communal useable garden integrated with the design of the building that covers the majority of a rooftop area supported by services that ensure ongoing maintenance;
 - B. living landscaped vertical surfaces of at least 50m² supported by services that ensure ongoing maintenance;
 - C. passive heating and cooling design elements including solar shading integrated into the building;
 - D. higher amenity through provision of private open space in excess of minimum requirements by 25% for at least 50% of dwellings.

PO 4.2

Development on a significant development site designed to minimise impacts on residential uses in adjacent zones with regard to intensity of use, overshadowing, massing and building proportions.

DTS/DPF 4.2

Development that:

- (a) is constructed within zone's Interface Building Height provision as specified DTS/DPF 3.1 and 3.2;
- (b) locates non-residential activities and higher density elements towards the primary road corridor;
and
- (c) locates taller building elements towards the primary road corridor.

Movement, parking and access

PO 5.1

Development does not result in additional crossovers on the primary street frontage, except where rationalising existing crossovers on consolidated sites and is designed to minimise conflicts with pedestrians and cyclists and minimise disruption to the continuity of built form.

DTS/DPF 5.1

Vehicular access to be provided:

- (a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones; or
- (b) where it consolidates or replaces existing crossovers.

PO 5.2

Development is designed to ensure car parking is located avoid negative impacts on the primary corridor streetscape.

DTS/DPF 5.2

Vehicle parking garages located behind buildings away from the primary main street frontage.

Procedural Matters (PM)

Notification of Performance assessed development

All classes of development are excluded from notification except where it involves any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as "all other code assessed development" in Urban Corridor (Boulevard) Zone Table 3
- (c) development exceeding the maximum building height specified in DTS/DPF 2.4
- (d) development exceeding the defined building envelope specified in DTS/DPF 3.1 or 3.2
- (e) shop, office or consulting room in excess of the gross leasable floor area specified in DTS/DPF 1.2.

Hard-edged Built Form Sub-Zone

Assessment Criteria (AC)

Desired Outcomes (DO)

DO 1

A Sub-Zone that accommodates a variety of compatible non-residential and residential land uses with built form providing a prominent and continuous interface to frame the primary road corridor.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Built Form and Character

PO 1.1

Development with minimal landscaping to the primary and secondary street frontages with built form providing a prominent and continuous interface to the primary road corridor.

DTS/DPF 1.1

None are applicable.

PO 1.2

Buildings with a zero setback from the primary street boundaries to establish a strongly defined built form presence to the primary road corridor.

DTS/DPF 1.2

Development with a 0 metre setback from the primary street frontage.

Soft-edged Landscaped Sub-Zone

Assessment Criteria (AC)

Desired Outcomes (DO)

DO 1

A Sub-Zone that accommodates a variety of compatible non-residential and residential land uses providing a transitional soft-edged landscaped frame to the main road corridor.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Built Form and Character

PO 1.1

Development with landscaping provided on primary and secondary road frontages to enhance streetscapes, make a positive contribution to the public realm and provide a more amenable pedestrian environment adjacent to the road corridor.

DTS/DPF 1.1

None are applicable.

PO 1.2

Buildings with shallow front setbacks from the primary street boundaries to transition the character of the primary road corridor to a more open and landscaped environment.

DTS/DPF 1.2

Development with a 3 metre setback from the primary street frontage.

Urban Corridor (Business) Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	7 There will be no increase in the total floor area of the building 8 There will be no alteration to the external appearance of the building.
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Sloping Land Overlay 	43 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 44 Shade sail consists of permeable material 45 The total area of the sail - does not exceed 40m ² 46 No part of the shade sail will be: <ul style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 47 Primary street setback – at least as far back as the building line of the building to which it is ancillary 48 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 49 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
Solar photovoltaic panels (roof mounted) Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay 	31 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 32 Panels and associated components do not overhang any part of the roof

<ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>33 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Sloping Land Overlay 	<p>7 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>8 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Affordable Housing Overlay • Airport Building Heights (Regulated) Overlay • Design Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Regulated Trees Overlay • Sloping Land Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Future Road Widening: DTS 1.1 Major Urban Transport Routes: DTS 8.1, 10.1 Urban Transport Routes Overlay: DTS 8.1, 10.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Heritage Place Overlay 				
Change of use in an existing building (that does not involve any building work or modification that would otherwise require planning consent) from: <ul style="list-style-type: none"> an office to a consulting room or shop a shop to an office or consulting room a dwelling to an office or consulting room an office or consulting room to a dwelling(s) other than on the ground floor 	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australia	None	Housing Renewal: All	None	Future Road Widening: DTS 1.1 Major Urban Transport Routes: DTS 1.1, 2.1, 3.1, 4.1, 5.1, 7.1, 8.1, 9.1, 10.1 Urban Transport Routes: DTS 1.1, 2.1, 3.1, 4.1, 5.1, 7.1, 8.1, 9.1, 10.1

<p>Class of Development</p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<p>n Housing Authority</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Affordable Housing Overlay • Airport Building Heights (Regulated) Overlay • Design Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Noise and Air Emissions Overlay • Sloping Land Overlay • State Heritage Place Overlay • Traffic Generating 				

<p>Class of Development</p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
<p>Development Overlay</p>	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Advertisements [Appearance]: PO 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2</p> <p>Advertisements [Advertising Content]: PO 3.1</p> <p>Advertisements [Amenity Content]: PO 4.1</p> <p>Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: PO 1.1</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: PO 8.1, 10.1</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes: PO 8.1, 10.1
Apartment	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4</p>	None	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses</p>		<p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Child Care Centre	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to</p>		<p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Consulting Room	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		<p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition within the Historic Area Overlay	All	None	None	Historic Area: All
Dwelling	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Affordable Housing: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General</p>		<p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p style="padding-left: 20px;">a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</p> <p>9 registered Community Housing</p>	None	Housing Renewal: All	None	<p>Airport Building Heights (Regulated): All</p> <p>Affordable Housing: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p>				<p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
	<p>Hotel</p>	<p>All</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p>	<p>None</p> <p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		<p>Major Urban Transport Routes: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Licensed Entertainment Premises	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Licensed Premises	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		
Office	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Residential Flat Building	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Affordable Housing: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General</p>		<p>Noise and Air Emissions: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Restaurant	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat</p>		<p>Noise and Air Emissions: All</p> <p>Prescribed Wells Area: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Service Trade Premises	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		<p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Parking in Designated Areas]: All		
Shop	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Student Accommodation	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2,</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Advertising Near Signalised Intersections: All</p> <p>Affordable Housing: All</p> <p>Building Near Airfields: All</p> <p>Design: All</p> <p>Future Road Widening: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p>		<p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Prescribed Wells Area: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		
Tree damaging activity	None	None	None	Regulated Trees: All
Warehouse	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p>		<p>Major Urban Transport Routes: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusion
Industry	Light Industry
Shop	Restaurant Shop with a gross leasable floor area less than 1000m²

Assessment Criteria (AC)

Desired Outcomes (DO)

DO 1

A medium rise mixed use zone with a strong focus on employment, which accommodates a diverse range of commercial and light industrial land uses together with compatible medium density residential development oriented towards a primary road corridor.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

A diverse range of employment land uses, educational and community facilities in conjunction with residential accommodation.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- Apartments
- Child Care Centre
- Consulting Room
- Dwelling
- Educational Establishment
- Hotel
- Licensed Entertainment Premises
- Licensed Premises
- Office
- Residential Flat Building
- Retail Fuel Outlet
- Restaurant
- Service Industry
- Service Trade Premises
- Shop
- Store
- Student Accommodation
- Supported Accommodation
- Tourist Accommodation
- Warehouse

PO 1.2

A range of small to medium scale non-residential uses, services and facilities such as shops, offices and consulting rooms that meet the day to day needs of the local community.

DTS/DPF 1.2

Shop, office or consulting room uses not exceeding a maximum gross leasable floor area of 500m².

PO 1.3

Development of non-residential uses such as educational facilities, child care facility, health and welfare services to service the local community as well as a wider catchment.

DTS/DPF 1.3

None are applicable.

PO 1.4

Dwellings primarily developed in conjunction with non-residential uses to support local business, activities and contribute to making the primary road corridor and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places.

DTS/DPF 1.4

Dwellings developed in conjunction with non-residential uses sited:

- (a) at upper levels of buildings with non-residential uses located at ground level; or
- (b) behind non-residential uses on the same allotment.

PO 1.5

Ground floor uses positively contribute to an active primary road corridor.

DTS/DPF 1.5

Shop, restaurant, office, or consulting room uses located on the ground floor level of mixed use buildings.

PO 1.6

Residential accommodation sited and designed to not impede ongoing operations of existing commercial activity.

DTS/DPF 1.6

None are applicable

Built Form and Character

PO 2.1

Buildings are adaptable and flexible to suit a range residential and non-residential of land uses.

DTS/DPF 2.1

The ground floor of buildings contain a minimum floor to ceiling height of 3.5m.

PO 2.2

Buildings designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the primary street frontage and maximise passive surveillance.

PO / DPF 2.2

Minimum 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed.

PO 2.3

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

DTS/DPF 2.3

Building height is not greater than any maximum, or less than any minimum, specified in the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*, or the *Minimum Building Height Levels Technical and Numeric Variation Overlay*.

PO 2.4

Buildings setback from the primary street boundaries to contribute to the consistent established streetscape.

DTS/DPF 2.4

Buildings setback from the primary street frontage (whichever is the lesser):

- (a) not less than 3m; or
- (b) the average of the setback of the existing building on each adjoining site fronting the same street.

PO 2.5

Buildings set back from secondary street boundaries to contribute to a consistent established streetscape.

DTS/DPF 2.5

Buildings setback from a secondary street frontage of not less than 2m.

PO 2.6

Buildings set back from rear boundaries (other than street boundaries) to minimise impacts on neighbouring properties, including access to natural sunlight and ventilation.

DTS/DPF 2.6

Buildings setback from rear boundaries as follows:

- (a) 5m or more where the subject land directly abuts an allotment of a different zone; or
- (b) 3m or more in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.

PO 2.7

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.

DTS/DPF 2.7

Buildings with no window/s or balcony/s fronting the boundary, setback from side boundaries as follows:

- (a) no minimum on the boundary within the first 18m from the front property boundary for any building level;
- (b) no minimum for remaining length for ground level only; and
- (c) 2m for 1st level and above for building parts more than 18m from the front property boundary.

PO 2.8

Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles.

DTS/DPF 2.8

Buildings setback from the rear access way:

- (a) no requirement where the access way is not less than 6.5m wide; or
- (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.

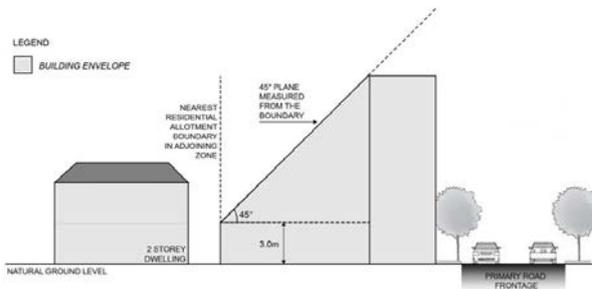
Interface Height

PO 3.1

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood zone.

DTS/DPF 3.1

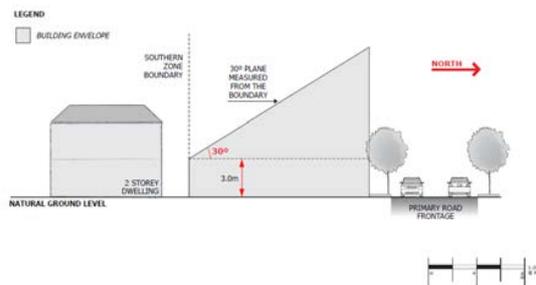
Buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 3.2 will apply, or where this boundary is the primary street boundary):



PO 3.2

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

DTS/DPF 3.2



Significant Development Sites

PO 4.1

Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor and over 2500m² in area, which may include one or more allotment) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, or sustainability features.

DTS/DPF 4.1

Development on significant development sites up to 30% above the maximum building height specified in DTS/DPF 2.3 where it:

- incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area;
- includes more than 15% of dwellings as affordable housing; or
- includes at least:

- i. three of the following:
 - A. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street;
 - B. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site;
 - C. active uses are located on the public street frontages of the building, with any above ground car parking located behind;
 - D. a range of dwelling types that includes at least 10% of 3+ bedroom apartments;
 - E. a child care centre; and
- ii. three of the following sustainable design measures are provided:
 - A. a communal useable garden integrated with the design of the building that covers the majority of a rooftop area supported by services that ensure ongoing maintenance;
 - B. living landscaped vertical surfaces of at least 50m² supported by services that ensure ongoing maintenance;
 - C. passive heating and cooling design elements including solar shading integrated into the building;
 - D. higher amenity through provision of private open space in excess of minimum requirements by 25% for at least 50% of dwellings.

PO 4.2

Development on a significant development site (a site with a frontage to a primary road corridor and over 2500m², which may include one or more allotment) designed to minimise impacts on residential uses in adjacent zones with regard to intensity of use, overshadowing, massing and building proportions.

DTS/DPF 4.2

Development that:

- (a) is constructed within zone's Interface Building Height provision as specified DTS/DPF 3.1 and 3.2;
- (b) locates non-residential activities and higher density elements towards the primary road corridor; and
- (c) locates taller building elements towards the primary road corridor.

Movement, parking and access

PO 5.1

Development does not result in additional crossovers on the primary street frontage, except where rationalising existing crossovers on consolidated sites and is designed to minimise conflicts with pedestrians and cyclists and minimise disruption to the continuity of built form.

DTS/DPF 5.1

Vehicular access to be provided:

- (a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones; or
- (b) where it consolidates or replaces existing crossovers.

Procedural Matters (PM)

Notification of Performance assessed development

All classes of performance assessed development are excluded from notification except where it involves any of the following:

Notification of Performance assessed development

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as “all other code assessed development” in Urban Corridor (Business) Zone Table 3
- (c) development exceeding the maximum building height specified in DTS / DPF 2.3
- (d) development exceeding the defined building envelope specified in DTS / DPF 3.1 or 3.2
- (e) shop, office or consulting room in excess of the gross leasable floor area specified in DTS / DPF 1.2.

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Urban Corridor (Living) Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Sloping Land Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m 7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.
Solar photovoltaic panels (roof mounted) Except where any of the following apply: <ul style="list-style-type: none"> • Historic Area Overlay 	<ol style="list-style-type: none"> 1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof 2 Panels and associated components do not overhang any part of the roof

<ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Sloping Land Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 The tank (including any associated pump) is located wholly below the level of the ground.

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Design Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Future Road Widening: DTS 1.1 Major Urban Transport Routes: DTS 8.1, 10.1 Urban Transport Routes Overlay: DTS 8.1, 10.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Change of use in an existing building (that does not involve any building work or modification that would otherwise require planning consent) from: <ul style="list-style-type: none"> • an office to a consulting room or shop • a shop to an office or consulting room • a dwelling to an office or consulting room • an office or consulting room to a dwelling(s) other than on the ground floor 	None	None	None	None
Dwelling, dwellings or residential flat building undertaken by:	None	Housing Renewal: All	None	Future Road Widening: DTS 1.1 Major Urban Transport Routes: DTS 1.1, 2.1, 3.1,

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
c) the South Australian Housing Trust either individually or jointly with other persons or bodies; or d) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority Except where any of the following apply:				4.1,5.1, 7.1, 8.1, 9.1, 10.1 Urban Transport Routes: DTS 1.1, 2.1, 3.1, 4.1, 5.1, 7.1, 8.1, 9.1, 10.1

<p>Class of Development</p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<ul style="list-style-type: none"> • Affordable Housing Overlay • Airport Building Heights (Regulated) Overlay • Coastal Areas Overlay • Design Overlay • Future Road Widening Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Noise and Air Emissions Overlay • Sloping Land Overlay • State Heritage Area Overlay • State Heritage Place Overlay 				

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Advertisements [Appearance]: PO 1.1, 1.3, 1.4, 1.5</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2</p> <p>Advertisements [Advertising Content]: PO 3.1</p> <p>Advertisements [Amenity Content]: PO 4.1</p> <p>Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p>	None	<p>Advertising Near Signalised Intersections: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Coastal Areas: All</p> <p>Design: All</p> <p>Future Road Widening: PO1.1</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: PO 8.1, 10.1</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				State Heritage Place: All Urban Transport Routes: PO 8.1, 10.1
Apartment	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All	None	Affordable Housing: All Airport Building Heights (Regulated): All Coastal Areas: All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p>		<p>Prescribed Wells Area: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Child Care Centre	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Coastal Areas: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p>		<p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Consulting Room	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Coastal Areas: All</p> <p>Design: All</p> <p>Future Road Widening: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		<p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone Overlay	
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		<p>(applies only in the area affected by the Subzone)</p>	<p>(applies only in the area affected by the Overlay)</p>	
		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Demolition of a State or Local Heritage Place	None	None	None	State Heritage Area: All State Heritage Place: All
Demolition within the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	Historic Area: All State Heritage Area: All
Dwelling	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6 Transport, Access and Parking [Vehicle	None	Affordable Housing: All Airport Building Heights (Regulated): All Building Near Airfields: All Coastal Areas: All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		<p>Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p>		<p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or</p> <p>b) registered Community Housing</p>	None	Housing Renewal: All	None	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Coastal Areas: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p>				<p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
<p>Hotel</p>	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Coastal Areas: All</p> <p>Design: All</p> <p>Future Road Widening: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies		
	Zone	General Development Policies	Subzone Overlay
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground</p>	<p>(applies only in the area affected by the Subzone)</p> <p>(applies only in the area affected by the Overlay)</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Licensed Entertainment Premises	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Coastal Areas: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		<p>Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to</p>		<p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Licensed Premises	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Coastal Areas: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy</p>		<p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		<p>Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Office	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or	None	Airport Building Heights (Regulated): All Coastal Areas: All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Local Heritage Place: All Major Urban Transport Routes: All Sloping Land: All State Heritage Area: All State Heritage Place: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		<p>Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		<p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Residential Flat Building	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	None	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Coastal Areas: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p>		<p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Restaurant	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Coastal Areas: All</p> <p>Design: All</p> <p>Future Road Widening: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p>		<p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Shop	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Coastal Areas: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone Overlay	
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		<p>(applies only in the area affected by the Subzone)</p>	<p>(applies only in the area affected by the Overlay)</p>	
		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Student Accommodation	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for</p>	None	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Coastal Areas: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		<p>People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3</p>		<p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Building Levels or Less]: All</p> <p>Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Vibration]: PO 4.1, 4.2, 4.4 Interface Between Land Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: All Site Contamination: PO 1.1		
Tree damaging activity	None	None	None	Regulated Trees: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusion
Industry (other than a light industry)	
Shop	Restaurant Shop with a gross leasable floor area less than 1000m²

Assessment Criteria (AC)

Desired Outcomes (DO)

DO 1

A mixed use area with a strong living and accommodation focus that provides a diverse range of low to medium rise medium density residential development supported by compatible non-residential land uses oriented towards a primary road corridor, high frequency public transport route, activity centre or significant open space.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

A vibrant mix of land uses adding to the vitality of the area and extend activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- (a) Advertisement
- (b) Apartments
- (c) Child Care Centre
- (d) Consulting Room
- (e) Dwelling
- (f) Educational Establishment
- (g) Hotel
- (h) Licensed Entertainment Premises
- (i) Licensed Premises
- (j) Office
- (k) Restaurant
- (l) Shop
- (m) Student Accommodation
- (n) Supported Accommodation
- (o) Tourist Accommodation

PO 1.2

A range of small to medium scale non-residential uses, services and facilities such as shops, offices and consulting rooms that meet the day to day needs for the local community.

DTS/DPF 1.2

Shop, office, or consulting room uses not exceeding a maximum gross leasable floor area of 500m², or is contained within an existing building

PO 1.3

Development of diverse medium density accommodation options either as part of a mixed use development or wholly residential development.

DTS/DPF 1.3

Residential development (other than residential development in a mixed use building) achieves a net residential density of at least 45 dwellings per hectare.

Built Form and Character

PO 2.1

Buildings positively contribute to a continuous framing of the primary road / public transport corridor and public realm, and provide visual relief from building scale and massing from the ground level public realm.

DTS/DPF 2.1

Buildings:

- (a) include a clearly defined podium or street wall with a maximum building height of 2 building levels or 8m in height; and
- (b) have levels above the defined podium or street wall setback a minimum of 2m from that wall.

PO 2.2

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

DTS/DPF 2.2

Building height is not greater than any maximum, or less than any minimum, specified in the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*, or the *Minimum Building Height Levels Technical and Numeric Variation Overlay*.

PO 2.3

Buildings setback from the primary street boundaries are consistent with the established streetscape.

DTS/DPF 2.3

Buildings setback from the primary street frontage in accordance with either of the following (whichever is the lesser):

- (a) not less than 4m where the adjoining sites do not contain a building; or
- (b) the average of the setback of the existing building on each adjoining site fronting the same street.

PO 2.4

Buildings set back from secondary street boundaries to contribute to a consistent established streetscape.

DTS/DPF 2.4

Buildings setback from a secondary street frontage not less than 2m.

PO 2.5

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 access to natural sunlight and ventilation for neighbouring buildings.

DTS/DPF 2.5

Buildings with no window/s or balcony/s fronting the boundary, setback from side boundaries as follows:

- (a) no minimum on the boundary, within the first 18m from the front property boundary for any building level;

- (b) no minimum for remaining length for ground level only; and
- (c) 2m or more for 1st level and above for building parts more than 18m from the front property boundary.

PO 2.6

Buildings set back from rear boundaries (other than street boundaries) to:

- (a) minimise negative impacts on neighbouring properties, including access to natural sunlight and ventilation;
- (b) provide open space recreational opportunities; and
- (c) provide space for landscaping and vegetation.

DTS/DPF 2.6

Buildings setback from rear boundaries as follows:

- (a) 5m or more where the subject land directly abuts an allotment of a different zone; and
- (b) 3m or more in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.

PO 2.7

Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles.

DTS/DPF 2.7

Buildings setback from the rear access way:

- (a) no requirement where the access way is not less than 6.5m wide; or
- (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.

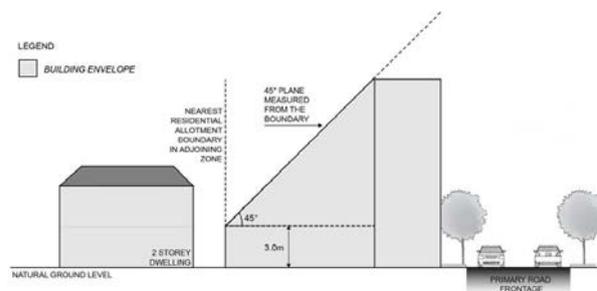
Interface Height

PO 3.1

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood zone.

DTS/DPF 3.1

Buildings constructed within a building envelope provided by a 30 degree plane grading north, measured from a height of 3m above natural ground level at the allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram:

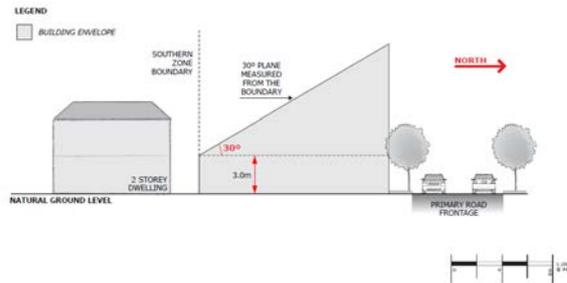


PO 3.2

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

DTS/DPF 3.2

Buildings constructed within a defined building envelope provided by a 30 degree plane grading north, measured from a height of 3m above natural ground level at the southern zone boundary with the Suburban Neighbourhood (Low Density) Zone, Suburban Neighbourhood Zone, or Suburban Neighbourhood (Medium Density) Zone, as shown in the following diagram:



Significant Development Sites

PO 4.1

Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor and over 2500m² in area, which may include one or more allotment) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, or sustainability features.

DTS/DPF 4.1

Development on significant development sites up to 30% above the maximum building height specified in DTS/DPF 2.2 where it:

- (a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area;
- (b) includes more than 15% of dwellings as affordable housing; or
- (c) includes at least:
 - i. three of the following:
 - A. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street;
 - B. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site;
 - C. active uses are located on the public street frontages of the building, with any above ground car parking located behind;
 - D. a range of dwelling types that includes at least 10% of 3+ bedroom apartments;
 - E. a child care centre; and
 - ii. three of the following sustainable design measures are provided:
 - A. a communal useable garden integrated with the design of the building that covers the majority of a rooftop area supported by services that ensure ongoing maintenance;
 - B. living landscaped vertical surfaces of at least 50m² supported by services that ensure ongoing maintenance;
 - C. passive heating and cooling design elements including solar shading integrated into the building;
 - D. higher amenity through provision of private open space in excess of minimum requirements by 25% for at least 50% of dwellings.

PO 4.2

Development on a significant development site designed to minimise impacts on residential uses in adjacent zones with regard to intensity of use, overshadowing, massing and building proportions.

DTS/DPF 4.2

Development that:

- (a) is constructed within zone's Interface Building Height provision as specified DTS/DPF 3.1 and 3.2;
- (b) locates non-residential activities and higher density elements towards the primary road corridor;
and
- (c) locates taller building elements towards the primary road corridor.

Movement, parking and access

PO 5.1

Development does not result in additional crossovers on the primary street frontage, except where rationalising existing crossovers on consolidated sites and is designed to minimise conflicts with pedestrians and cyclists and minimise disruption to the continuity of built form.

PO 5.1

Vehicular access to be provided:

- (a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones; or
- (b) where it consolidates or replaces existing crossovers.

PO 5.2

Development is designed to ensure car parking is located avoid negative impacts on the primary corridor streetscape.

PO 5.2

Vehicle parking garages located behind buildings away from the primary main street frontage.

Concept Plans

PO 6.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the *Concept Plans Technical and Numeric Variation Overlay*.

DTS 6.1

None are applicable

Procedural Matters (PM)

Notification of Performance assessed development

All classes of performance assessed development is excluded from notification except where they involve any of the following:

- (a) the site of the development is adjacent land to land in a different zone
- (b) development identified as “all other code assessed development” in Urban Corridor (Living) Zone Table 3
- (c) development exceeding the maximum building height specified in DTS / DPF 2.2
- (d) development exceeding the defined building envelope specified in DTS / DPF 3.1 or 3.2
- (e) shop, office or consulting room in excess of the gross leasable floor area specified in DTS / DPF 1.2.

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Urban Corridor (Main Street) Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Air handling unit, air conditioning system or exhaust fan including any associated components and any associated building alteration or addition necessary or incidental to its installation</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay 	<p>3 The item will be installed on or within an existing building</p> <p>4 The item being installed does not encroach on a public street or affect the ability of the building to resist the spread of fire.</p> <p>5 If the associated building is in a Local Heritage Area Overlay or State Heritage Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.</p>
<p>Internal building work</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>9 There will be no increase in the total floor area of the building</p> <p>10 There will be no alteration to the external appearance of the building.</p>
<p>Shade sail</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>50 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>51 Shade sail consists of permeable material</p> <p>52 The total area of the sail - does not exceed 40m²</p> <p>53 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>54 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p>

	<p>55 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p> <p>56 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>34 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>35 Panels and associated components do not overhang any part of the roof</p> <p>36 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Sloping Land Overlay 	<p>10 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>11 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Airport Building Heights (Regulated) Overlay • Character Area Overlay • Design Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Key Railway Crossings Overlay • Local Heritage Place Overlay • Noise and Air Emissions Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Future Road Widening: DTS 1.1 Major Urban Transport Routes: DTS 8.1, 10.1 Urban Transport Routes Overlay: DTS 8.1, 10.1

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Heritage Place Overlay 				
Change of use in an existing building (that does not involve any building work or modification that would otherwise require planning consent) from: <ul style="list-style-type: none"> an office to a consulting room or shop a shop to an office or consulting room a dwelling to an office or consulting room an office or consulting room to a dwelling(s) other than on the ground floor 	None	None	None	None

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australia	None	Housing Renewal: All	None	Future Road Widening: DTS 1.1 Major Urban Transport Routes: DTS 1.1, 2.1, 3.1, 4.1, 5.1, 7.1, 8.1, 9.1, 10.1 Urban Transport Routes: DTS 1.1, 2.1, 3.1, 4.1, 5.1, 7.1, 8.1, 9.1, 10.1

<p>Class of Development</p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>
<p>n Housing Authority</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Affordable Housing Overlay • Aircraft Noise Exposure Overlay • Airport Building Heights (Regulated) Overlay • Building Near Airfields Overlay • Character Area Overlay • Design Overlay • Hazards (Flooding) Overlay • Historic Area Overlay 				

<p>Class of Development</p> <p>The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'</p>	<p>Deemed-to-Satisfy Development Classification Criteria</p> <p>Provisions referred to are Deemed-to-Satisfy Criteria</p> <p>Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.</p>			
<ul style="list-style-type: none"> • Key Railway Crossings Overlay • Local Heritage Place Overlay • Noise and Air Emissions Overlay • State Heritage Place Overlay • Traffic Generating Development Overlay 	<p>Zone</p>	<p>General Development Policies</p>	<p>Subzone (applies only in the area affected by the Subzone)</p>	<p>Overlay (applies only in the area affected by the Overlay)</p>

Table 3 - Applicable Policies for Performance Assessed Development

Applicable Policies The following policies are applicable to the assessment of the identified Class of Development. Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development. Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement	None	Clearance from Overhead Powerlines: PO 1.1 Advertisements [Appearance]: PO 1.1, 1.3, 1.4, 1.5 Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2 Advertisements [Advertising Content]: PO 3.1 Advertisements [Amenity Content]: PO 4.1 Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5	None	Advertising Near Signalised Intersections: All Airport Building Heights (Regulated): All Coastal Areas: All Design: All Future Road Widening: PO1.1 Historic Area: All Local Heritage Place: All Major Urban Transport Routes: PO 8.1, 10.1 Noise and Air Emissions: All State Heritage Area: All State Heritage Place: All

<p>Applicable Policies</p> <p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes: PO 8.1, 10.1
Apartment	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4</p>	None	<p>Advertising Near Signalised Intersections: All</p> <p>Affordable Housing: All</p> <p>Aircraft Noise Exposure: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p>

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses</p>		<p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Regulated Trees: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes Overlay</p>

<p>Applicable Policies</p> <p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>[Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Child Care Centre	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>	None	<p>Advertising Near Signalised Intersections: All</p> <p>Affordable Housing: All</p> <p>Aircraft Noise Exposure: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to</p>		<p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Regulated Trees: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes Overlay</p>

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	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Consulting Room	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Design: All</p> <p>Future Road Widening: All</p>

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>Design in Urban Areas [All Non Residential Development]: All P</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		<p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Regulated Trees: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes Overlay</p>

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	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		

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	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place: All State Heritage Place: All
Demolition with the Historic Area Overlay	All	None	None	Historic Area: All
Dwelling	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>	None	<p>Advertising Near Signalised Intersections: All</p> <p>Affordable Housing: All</p> <p>Aircraft Noise Exposure: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p>

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	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General</p>		<p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes Overlay</p>

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	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or b) registered Community Housing providers participating	None	Housing Renewal: All	None	Advertising Near Signalised Intersections: All Affordable Housing: All Aircraft Noise Exposure: All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Design: All

	Applicable Policies			
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	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
in housing renewal programs endorsed by the South Australian Housing Authority				Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All State Heritage Place: All Traffic Generating Development: All Urban Transport Routes Overlay
Hotel	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4	None	Airport Building Heights (Regulated): All Character Area: All Design: All Future Road Widening: All

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	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes Overlay</p>

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	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground</p>		

<p>Applicable Policies</p> <p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Licensed Entertainment Premises	None	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or	None	Airport Building Heights (Regulated): All Character Area: All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All State Heritage Place: All Traffic Generating Development: All

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	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to</p>		<p>Urban Transport Routes Overlay</p>

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	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Licensed Premises	None	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All	None	Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Design: All Future Road Widening: All

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy</p>		<p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes Overlay</p>

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	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		

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	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Office	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or	None	Airport Building Heights (Regulated): All Character Area: All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All State Heritage Place: All Traffic Generating Development: All Urban Transport Routes Overlay

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	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		

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	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Residential Flat Building	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	None	<p>Affordable Housing: All</p> <p>Aircraft Noise Exposure: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Design: All</p>

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p>		<p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes Overlay</p>

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	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>		
Restaurant	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Design: All</p>

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p>		<p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes Overlay</p>

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground</p>		

<p>Applicable Policies</p> <p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Shop	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or	None	Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Design: All Future Road Widening: All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p> <p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p>		<p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

<p>Applicable Policies</p> <p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Transport, Access and Parking [Bicycle Parking in Designated Areas]: All</p>		
Student Accommodation	All	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	None	<p>Affordable Housing: All</p> <p>Aircraft Noise Exposure: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Design: All</p>

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p> <p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p>		<p>Future Road Widening: All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [General Land Use Compatibility]: PO 1.1</p>		

	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: All</p> <p>Site Contamination: PO 1.1</p>		
Tree damaging activity	None	None	None	Regulated Trees: All
All other Code Assessed Development	All	All	None	Any Relevant Overlay: All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Industry	Light Industry

Assessment Criteria (AC)

Desired Outcomes (DO)

DO 1

A safe, walkable and vibrant shopping, entertainment and commercial main street precinct with an active day and evening economy supported by medium density residential development.

DO 2

Development with built form positively contributing to:

- (a) a streetscape that is visually interesting at human-scale comprising articulated buildings with a high level of fenestration and balconies oriented towards the street; and
- (b) a fine-grain public realm comprising buildings with active frontages that are designed to reinforce the street rhythm, that consider the facades, articulation and massing of existing buildings and any spaces between them, and provide narrow tenancy footprints at ground level.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

A vibrant mix of land uses adding to the vitality of the area and extend activities outside shop hours including restaurants, educational, community and cultural facilities and visitor and residential accommodation.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

- (a) Apartments
- (b) Child Care Centre
- (c) Consulting Room
- (d) Dwelling
- (e) Hotel
- (f) Educational Establishment
- (g) Licensed Entertainment Premises
- (h) Licensed Premises
- (i) Office
- (j) Restaurant
- (k) Shop
- (l) Student Accommodation
- (m) Supported Accommodation
- (n) Tourist Accommodation

PO 1.2

Retail, office, entertainment and recreation related uses that provide a range of goods and services to the local community and the surrounding district.

DTS/DPF 1.2

Except in the Activity Centre Subzone, shops, office or consulting room uses not exceeding a maximum gross leasable floor area of 2,000m² in a single building.

PO 1.3

Ground floor uses contribute to a safe, active and vibrant main street.

DTS/DPF 1.3

Shop, restaurant, office, or consulting room uses located on the ground floor level of buildings.

PO 1.4

Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities that contribute to making the main street locality and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places.

DTS/DPF 1.4

Dwellings developed in conjunction with non-residential uses sited:

- (a) at upper levels of buildings with non-residential uses located at ground level; or
- (b) behind non-residential uses on the same allotment.

PO 1.5

Development of diverse medium density accommodation options either as part of a mixed use development or wholly residential development.

DTS/DPF 1.5

Residential development (other than residential development in a mixed use building) achieves a minimum net residential density of at least 70 dwellings per hectare.

PO 1.6

Land uses promote movement and activity during daylight and evening hours, including restaurants, educational, health, community and cultural facilities, and visitor and residential accommodation.

DTS/DPF 1.6

None are applicable.

Built Form and Character

PO 2.1

Buildings sensitively frame the main street and public spaces and provide overall visual relief from building height and mass.

DTS/DPF 2.1

Buildings:

- (a) include a clearly defined podium or street wall with a maximum building height of 2 building levels or 8m, or higher where it matches the existing street wall of adjoining buildings; and
- (b) have levels above the defined podium or street wall setback a minimum of 2m from that wall.

PO 2.2

Buildings and structures designed to complement and respond to the established fine grained main street character by:

- (a) ensuring the veranda profile, and materials of construction are consistent with and positively respond to adjacent traditional main street buildings; and
- (b) complementing the traditional shop-front elements, such as narrow buildings and tenancy footprints, with frequently repeated frontages, and clear-glazed narrow shop front displays above raised display levels [base stall boards] and recessed entries.

DTS/DPF 2.2

None are applicable.

PO 2.3

Buildings designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the main street and maximise passive surveillance.

DTS/DPF 2.3

The ground floor primary frontage of buildings provide at least 5m or 60% of the street frontage (whichever is the greater) as an entry / foyer or display window to a shop or other community or commercial use that provides pedestrian interest and activation.

PO 2.4

Buildings provide a high amenity pedestrian environment by providing shelter and shade over footpaths.

DTS/DPF 2.4

Buildings that provide a continuity of verandas, canopies, awnings or other pedestrian shelters.

PO 2.5

Buildings are adaptable and flexible to accommodate a range of residential and non-residential land uses on the ground floor.

DTS/DPF 2.5

The ground floor of buildings contain a minimum floor to ceiling height of 3.5m.

PO 2.6

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

DTS/DPF 2.6

Building height is not greater than any maximum, or less than any minimum, specified in the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*, or the *Minimum Building Height Levels Technical and Numeric Variation Overlay*.

PO 2.7

Buildings sited on the primary street boundary to achieve a continuity of built form frontage to the main street, with the occasional section of building set back to create outdoor dining areas, visually interesting building entrances and intimate but vibrant spaces.

DTS/DPF 2.7

Buildings with a 0m setback from the primary street boundary, with the exception of minor setbacks to accommodate outdoor dining areas.

PO 2.8

Buildings with no setback from the secondary street boundary to contribute to a consistent established streetscape.

DTS/DPF 2.8

Buildings with a 0m setback from the secondary street boundary.

PO 2.9

Buildings with no side boundaries setback to achieve a continuity of street façade to the main street.

DTS/DPF 2.9

Buildings with a 0m setback from the side boundary.

PO 2.10

Buildings set back from rear boundaries (other than street boundaries) to minimise negative impacts on neighbouring properties, including access to natural sunlight and ventilation.

DTS/DPF 2.10

Buildings setback from rear boundaries as follows:

- (a) 5m or more where the subject land directly abuts an allotment of a different zone; or
- (b) 3m or more in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.

PO 2.11

Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles.

DTS/DPF 2.11

Buildings setback from the rear access way:

- (a) no requirement where the access way is not less than 6.5m wide; or
- (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.

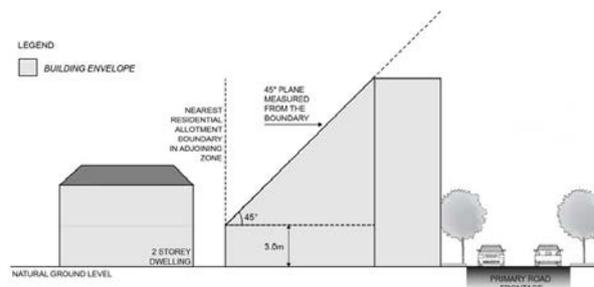
Interface Height

PO 3.1

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood zone, except where this

DTS/DPF 3.1

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 allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 3.2 will apply, or where this boundary is the primary street boundary):

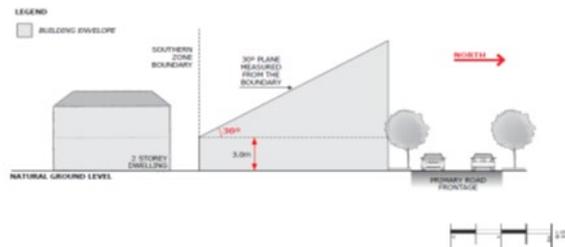


PO 3.2

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

DTS/DPF 3.2

Buildings constructed within a building envelope provided by a 30 degree plane grading north, measured from a height of 3m above natural ground level at the allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram:



Significant Development Sites

PO 4.1

Consolidation of significant development sites (a site with a frontage over 25m to a primary road corridor and over 2500m² in area, which may include one or more allotment) to achieve increased development yield provided that off-site impacts can be managed and broader community benefit is achieved in terms of design quality, community services, affordable housing provision, or sustainability features.

DTS/DPF 4.1

Development on significant development sites up to 30% above the maximum building height specified in DTS/DPF 2.6 where it:

- (a) incorporates the retention, conservation and reuse of a building which is a listed heritage place or an existing built form and context that positively contributes to the character of the local area;
- (b) includes more than 15% of dwellings as affordable housing; or
- (c) includes at least:
 - i. three of the following:
 - A. high quality open space that is universally accessible and is directly connected to, and well integrated with, public realm areas of the street;
 - B. high quality, safe and secure, universally accessible pedestrian linkages that connect through the development site;
 - C. active uses are located on the public street frontages of the building, with any above ground car parking located behind;
 - D. a range of dwelling types that includes at least 10% of 3+ bedroom apartments;
 - E. a child care centre; and
 - ii. three of the following sustainable design measures are provided:
 - A. a communal useable garden integrated with the design of the building that covers the majority of a rooftop area supported by services that ensure ongoing maintenance;
 - B. living landscaped vertical surfaces of at least 50m² supported by services that ensure ongoing maintenance;
 - C. passive heating and cooling design elements including solar shading integrated into the building;

- D. higher amenity through provision of private open space in excess of minimum requirements by 25% for at least 50% of dwellings.

PO 4.2

Development on a significant development site (a site with a frontage to a primary road corridor and over 2500m², which may include one or more allotment) designed to minimise impacts on residential uses in adjacent zones with regard to intensity of use, overshadowing, massing and building proportions.

DTS/DPF 4.2

Development that:

- (a) is constructed within zone's Interface Building Height provision as specified DTS/DPF 3.1 and 3.2;
- (b) locates non-residential activities and higher density elements towards the primary road corridor; and
- (c) locates taller building elements towards the primary road corridor.

Movement, parking and access

PO 5.1

Development does not result in additional crossovers on the main street, except where rationalising existing crossovers on consolidated sites and is designed to minimise conflicts with pedestrians and cyclists and minimise disruption to the continuity of built form.

DTS/DPF 5.1

Vehicular access to be provided:

- (a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones; or
- (b) where it consolidates or replaces existing crossovers.

PO 5.2

Development is designed to ensure car parking is located avoid negative impacts on the main street rhythm and activation.

DTS/DPF 5.2

Vehicle parking garages located behind buildings away from the primary main street frontage.

Procedural Matters (PM)

Notification of Performance assessed development

All classes of performance assessed development are excluded from notification except where it involves any of the following:

- (e) the site of the development is adjacent land to land in a different zone
- (f) development identified as "all other code assessed development" in Urban Corridor (Main Street) Zone Table 3
- (g) development exceeding the maximum building height specified in DTS / DPF 2.6
- (h) development exceeding the defined building envelope specified in DTS / DPF 3.1 or 3.2.

Placement of Notices – Exemptions for Performance Assessed Development

Notification of Performance assessed development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Urban Activity Subzone

Assessment Criteria (AC)

Desired Outcomes (DO)

DO 1

An active business and social environment providing services and facilities for the surrounding neighbourhood. Buildings are integrated with pedestrian and cycling networks, as well as public transport facilities and community transport infrastructure, and contribute to enhanced quality of the public realm.

DO 2

The intensity and nature of land uses of a scale commensurate with the catchment it serves.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Built Form and Character

PO 1.1

Shops, office, entertainment, health and recreation related uses supplemented by other businesses that provide a range of goods and services to the surrounding neighbourhood and district.

DTS/DPF 1.1

None are applicable.

Urban Neighbourhood Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
Internal building work Except where any of the following apply: <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
Shade sail Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Sloping Land Overlay • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 Shade sail consists of permeable material 3 The total area of the sail - does not exceed 40m² 4 No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 5 Primary street setback – at least as far back as the building line of the building to which it is ancillary 6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m

	<p>7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • A Local Heritage Place identified in the Local Heritage Place Overlay • State Heritage Area Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>1 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>2 Panels and associated components do not overhang any part of the roof</p> <p>3 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Area Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Sloping Land Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 It is ancillary to a dwelling erected on the site</p> <p>3 Allotment boundary setback – not less than 1m</p> <p>4 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>5 Location of filtration system from a dwelling on an adjoining allotment:</p> <p>(a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise</p> <p>(b) not less than 12m in any other case.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Sloping Land Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Advertisement Except where any of the following apply: <ul style="list-style-type: none"> • Advertising Near Signalised Intersections Overlay • Airport Building Heights (Regulated) Overlay • Character Area Overlay • Defence Aviation Area Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Non-stop Corridor • Sloping Land Overlay • State Heritage Area Overlay 	None	Clearance from Overhead Powerlines: DTS 1.1 Advertisements [Appearance]: DTS 1.1, 1.3, 1.4 Advertisements [Proliferation of Advertisements]: DTS 2.1, 2.2 Advertisements [Advertising Content]: DTS 3.1 Advertisements [Amenity Content]: DTS 4.1 Advertising [Safety]: DTS 5.1, 5.2, 5.3, 5.4, 5.5	None	Future Road Widening: DTS 1.1 Major Urban Transport Routes: DTS 8.1, 10.1 Urban Transport Routes Overlay: DTS 8.1, 10.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<ul style="list-style-type: none"> State Heritage Place Overlay 				
<p>Dwelling addition Except where any of the following apply</p> <ul style="list-style-type: none"> Airport Building Heights (Regulated) Overlay Character Area Overlay Defence Aviation Area Overlay Hazards Flooding Overlay Historic Area Overlay Local Heritage Place Overlay Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay 	<p>[Built Form and Character]: 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9</p> <p>[Interface Height]: 3.1, 3.2</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –</p>	None	None

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>External Appearance]: DTS 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Overlooking / Visual Privacy]: DTS 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: DTS 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3</p>		
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Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1		
Dwelling, dwellings or residential flat building undertaken by: <ul style="list-style-type: none"> • the South Australian Housing Trust either individually or jointly with other persons or bodies; or • registered Community Housing providers participating in housing renewal programs endorsed by the South 	None	Housing Renewal: All	None	Future Road Widening: DTS 1.1 Major Urban Transport Routes: DTS 1.1, 2.1, 3.1, 4.1,5.1, 7.1, 8.1, 9.1, 10.1 Urban Transport Routes: 1.1, 2.1, 3.1, 4.1, 5.1, 7.1, 8.1, 9.1, 10.1

Class of Development

The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'

Deemed-to-Satisfy Development Classification Criteria

Provisions referred to are Deemed-to-Satisfy Criteria
 Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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Australian Housing Authority
 Except where any of the following apply

- Affordable Housing Overlay
- Airport Building Heights (Regulated) Overlay
- Character Area Overlay
- Defence Aviation Area Overlay
- Hazards (Bushfire – Urban Interface) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Non-stop Corridor
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Advertisement	None	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Advertisements [Appearance]: PO 1.1, 1.3, 1.4</p> <p>Advertisements [Proliferation of Advertisements]: PO 2.1, 2.2</p> <p>Advertisements [Advertising Content]: PO 3.1</p> <p>Advertisements [Amenity Content]: PO 4.1</p> <p>Advertising [Safety]: PO 5.1, 5.2, 5.3, 5.4, 5.5</p>	None	<p>Airport Building Heights (Regulated): All</p> <p>Character Area: All</p> <p>Defence Aviation Area: All</p> <p>Future Road Widening: PO 1.1</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: PO 8.1, 10.1</p> <p>Non-stop Corridor :All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land Overlay State Heritage Area Overlay State Heritage Place Overlay Urban Transport Routes: PO 8.1, 10.1
Child care centre	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P	Main Street: All	Airport Building Heights (Regulated): All Character Area: All Defence Aviation Area: All Design: All Future Road Widening: All Hazards (Bushfire – Urban Interface): All Hazards (Flooding): All

Class of Development

Applicable Policies

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

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Interface Between Land Uses [Hours of Operation]: PO 2.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1		Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Non-stop Corridor :All Sloping Land: All State Heritage Area: All State Heritage Place: All Traffic Generating Development: All Urban Transport Routes: All
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Class of Development

Applicable Policies

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

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground		
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Consulting room	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P	Main Street: All	Airport Building Heights (Regulated): All Character Area: All Defence Aviation Area: All Design: All Future Road Widening: All Hazards (Bushfire – Urban Interface): All Hazards (Flooding): All Historic Area: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p>		<p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor :All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
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Class of Development

Applicable Policies

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

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground		
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Demolition of a State or Local Heritage Place	None	None	None	Local Heritage Place : All State Heritage Place: All
Demolition with the Historic Area Overlay or the State Heritage Area Overlay	All	None	None	Historic Area: All State Heritage Area: All
Dwelling addition	[Built Form and Character]: PO 2.2, 2.3,	Clearance from Overhead Powerlines: PO 1.1	Main Street: All	Airport Building Heights (Regulated) :All Character Area: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	2.4, 2.5, 2.6, 2.7, 2.8, 2.9 [Interface Height]: PO 3.1, 3.2	Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1 Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3		Defence Aviation Area: All Hazards (Flooding): All Historic Area: All Local Heritage Place : All Sloping Land: All State Heritage Area: All State Heritage Place: All
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p>		
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		
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Detached Dwelling	[Built Form and Character]: PO 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9 [Interface Height]: PO 3.1, 3.2 [Movement Parking and	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2	Main Street: All	Affordable Housing: All Airport Building Heights (Regulated): All Character Area: All Defence Aviation Area: All Design: All Future Road Widening: All
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>Access]: PO 5.1</p>	<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p>		<p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes; All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor :All</p> <p>Sloping Land Overlay</p> <p>State Heritage Area Overlay</p> <p>State Heritage Place Overlay</p> <p>Urban Transport Routes Overlay</p>
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Class of Development

Applicable Policies

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

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3</p>		
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p>		
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1

Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Site Contamination: PO 1.1

Dwelling, dwellings or residential flat building undertaken by:

a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or

None

Housing Renewal: All

Affordable Housing: All

Airport Building Heights (Regulated): All

Character Area: All

Defence Aviation Area: All

Design: All

Future Road Widening: All

Class of Development

Applicable Policies

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

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority

- Hazards (Bushfire – Urban Interface): All
- Hazards (Flooding): All
- Historic Area: All
- Key Railway Crossings: All
- Local Heritage Place: All
- Major Urban Transport Routes: All
- Noise and Air Emissions: All
- Non-stop Corridor :All
- Sloping Land Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Traffic Generating Development Overlay

Class of Development

Applicable Policies

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

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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				Urban Transport Routes Overlay
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Group Dwelling	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1	Main Street	Affordable Housing: All Building Near Airfields: All Character Area: All Defence Aviation Area: All Design: All Future Road Widening: All Hazards (Bushfire – Urban Interface): All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All
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Class of Development

Applicable Policies

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

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p>		<p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor :All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
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Class of Development

Applicable Policies

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

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Interface Between Land Uses [General Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		
Hotel	All	Clearance from Overhead Powerlines: PO 1.1	Main Street: All	Affordable Housing: All Airport Building Heights (Regulated): All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Non Residential Development]: All</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p>		<p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Defence Aviation Area: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p>
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Class of Development

Applicable Policies

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

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Interface Between Lands Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All		Non-stop Corridor :All Sloping Land: All State Heritage Area: All State Heritage Place: All Traffic Generating Development: All Urban Transport Routes: All
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Class of Development

Applicable Policies

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

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Transport, Access and Parking [Vehicle Access]: All Transport, Access and Parking [Access to People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: All Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
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Class of Development

Applicable Policies

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

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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Licensed Premises

All

Clearance from Overhead Powerlines: PO 1.1
 Design in Urban Areas [All Development]: All
 Design in Urban Areas [All Development – 4 or More Building Levels]: All
 Design in Urban Areas [All Non Residential Development]: All
 Interface Between Land Uses [Hours of Operation]: PO 2.1
 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2

Main Street: All

Affordable Housing: All
 Airport Building Heights (Regulated): All
 Building Near Airfields: All
 Character Area: All
 Defence Aviation Area: All
 Design: All
 Future Road Widening: All
 Hazards (Bushfire – Urban Interface): All
 Hazards (Flooding): All
 Historic Area: All
 Key Railway Crossings: All
 Local Heritage Place: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.5, 4.6</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor :All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
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Class of Development

Applicable Policies

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Office	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Non Residential Development]: All P Interface Between Land Uses [Hours of Operation]: PO 2.1	Main Street: All	Affordable Housing: All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Defence Aviation Area: All Design: All Future Road Widening: All Hazards (Bushfire – Urban Interface): All Hazards (Flooding): All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1</p> <p>Transport, Access and Parking [Movement Systems]: All</p>		<p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor :All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Transport, Access and Parking [Sightlines]: All</p> <p>Transport, Access and Parking [Vehicle Access]: All</p> <p>Transport, Access and Parking [Access to People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: All</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and Parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Bicycle Parking in Designated Areas]: All		
Residential flat building	All	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1	Main Street: All	Affordable Housing: All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Defence Aviation Area: All Design: All Future Road Widening: All Hazards (Bushfire – Urban Interface): All Hazards (Flooding): All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p>		<p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor :All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p> <p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
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Class of Development

Applicable Policies

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

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Interface Between Land Uses [General Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		
Restaurant	All	Clearance from Overhead Powerlines: PO 1.1	Main Street: All	Affordable Housing: All Airport Building Heights (Regulated): All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>		
		<p>Design in Urban Areas [External Appearance]: PO 1.4</p> <p>Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5</p> <p>Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Lands Uses [Air Quality]: PO 5.2</p>		<p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Defence Aviation Area: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p>

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.
 Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.
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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Interface Between Land Uses [Light Spill]: PO 6.1, 6.2 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: PO All		Non-stop Corridor :All Sloping Land: All State Heritage Area: All State Heritage Place: All Traffic Generating Development: All Urban Transport Routes: All
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Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		
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Row Dwelling	[Built Form and Character]: PO 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9 [Interface Height]: PO 3.1, 3.2	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2	Main Street: All	Affordable Housing: All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Defence Aviation Area: All Design: All
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Class of Development

Applicable Policies

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>[Movement Parking and Access]: PO 5.1</p>	<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1</p>		<p>Future Road Widening: All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor :All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p>
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Class of Development

Applicable Policies

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3</p>		<p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
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Class of Development

Applicable Policies

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p>		
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Site Contamination: PO 1.1</p>		
Semi Detached Dwelling	<p>[Built Form and Character]: PO 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9</p> <p>[Interface Height]: PO 3.1, 3.2</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	Main Street: All	<p>Affordable Housing: All</p> <p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Defence Aviation Area: All</p> <p>Design: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	[Movement Parking and Access]: PO 5.1	Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: PO 6.1 Design in Urban Areas [All Residential Development – External Appearance]: PO 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: PO 15.1		Future Road Widening: All Hazards (Bushfire – Urban Interface): All Hazards (Flooding): All Historic Area: All Key Railway Crossings: All Local Heritage Place: All Major Urban Transport Routes: All Noise and Air Emissions: All Non-stop Corridor :All Sloping Land: All State Heritage Area: All State Heritage Place: All

Class of Development

Applicable Policies

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>Design in Urban Areas [All Residential Development – Access and Servicing]: PO 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: PO 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: PO 20.1</p> <p>Design in Urban Areas [All Residential Development – 3</p>		<p>Traffic Generating Development: All</p> <p>Urban Transport Routes: All</p>
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Class of Development

Applicable Policies

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Building Levels or Less –Private Open Space]: PO 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Landscaping]: PO 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: PO 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: PO 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p>		
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Class of Development

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: PO 25.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Site Contamination: PO 1.1		
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Shop	All	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3	Main Street: All	Affordable Housing: All Airport Building Heights (Regulated): All Building Near Airfields: All Character Area: All Defence Aviation Area: All Design: All
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Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2</p> <p>Interface Between Land Uses [Light Spill]: PO 6.1, 6.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>		<p>Future Road Widening: All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p> <p>Noise and Air Emissions: All</p> <p>Non-stop Corridor :All</p> <p>Sloping Land: All</p> <p>State Heritage Area: All</p> <p>State Heritage Place: All</p>

Class of Development

Applicable Policies

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Transport, Access and Parking [Movement Systems]: All Transport, Access and Parking [Sightlines]: All Transport, Access and Parking [Vehicle Access]: PO All Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		Traffic Generating Development: All Urban Transport Routes: All
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Supported accommodation	All	Clearance from Overhead Powerlines: PO 1.1	Main Street: All	Affordable Housing: All
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Class of Development

Applicable Policies

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p>		<p>Airport Building Heights (Regulated): All</p> <p>Building Near Airfields: All</p> <p>Character Area: All</p> <p>Defence Aviation Area: All</p> <p>Design: All</p> <p>Future Road Widening: All</p> <p>Hazards (Bushfire – Urban Interface): All</p> <p>Hazards (Flooding): All</p> <p>Historic Area: All</p> <p>Key Railway Crossings: All</p> <p>Local Heritage Place: All</p> <p>Major Urban Transport Routes: All</p>
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Class of Development

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Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Residential Development]: All		Noise and Air Emissions: All Non-stop Corridor :All Sloping Land: All State Heritage Area: All State Heritage Place: All Traffic Generating Development: All Urban Transport Routes: All
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Class of Development

Applicable Policies

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

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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	<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Supported Accommodation, Housing for Aged Persons, and People with Disabilities]: All</p>		
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Class of Development

Applicable Policies

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

	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [General Land Use Compatibility]: PO 1.1 Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4 Interface Between Land Uses [Air Quality]: PO 5.2 Interface Between Land Uses [Light Spill]: All Site Contamination: PO 1.1		
Tree damaging activity	None	None	None	Regulated Trees: All

Class of Development

Applicable Policies

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

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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All other Code Assessed Development	All	All	None	Any Relevant Overlay: All
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Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Industry other than a Light Industry	
Shop	Restaurant Shop or group of shops with a gross leasable floor area less than 10000m²

Assessment Criteria (AC)

Desired Outcomes (DO)

DO 1

A low, medium to high rise and mixed use area that:

- (n) provides a flexible policy framework for the redevelopment of urban areas in close proximity to high frequency public transport corridors or adjacent primary road corridors that have the potential to become activity generators;
- (o) provides for the high-quality design and integration of buildings and public realm in mixed use areas with walkable urban form, excellent provision for walking and cycling and active street frontages that encourage social interaction, positively contribute to public safety and vibrancy and promote active movement and public transport use
- (p) provides a concentration of mixed use activity close to community focal points, such as a high frequency fixed transit stop, activity centre or high quality open space;
- (q) provides adaptable and flexible buildings that can accommodate changes in land use and respond to changing economic and social conditions and advances in technology; and
- (r) transitions to a reduced scale and intensity at the zone boundary to maintain the amenity of residential properties located within adjoining zones.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Development of low, medium and high density accommodation types for living, including dwellings, supported accommodation, student accommodation, short term accommodation, either as part of a mixed use development or wholly residential development

DTS/DPF 1.1

Development comprises one or more of the following land uses:

Advertisement

Apartments

Carport

Child Care Centre

Consulting Room

Dwelling

Educational Establishment

Hotel

Licensed Entertainment Premises

Licensed Premises

Office

Outbuilding

Restaurant

Shop

Student Accommodation

Supported Accommodation

Tourist Accommodation

PO 1.2

Development of diverse medium to high density accommodation, either as part of a mixed use development or wholly residential development.

DTS/DPF 1.2

Residential development (other than residential development in a mixed use building) achieves a net residential density of at least 150 dwellings per hectare, except where varied by a *Concept Plan Technical and Numeric Variation Overlay*.

PO 1.3

Light industrial and commercial uses (including high technology and research based activity) where compatible with adjoining uses.

DTS/DPF 1.3

None are applicable.

PO 1.4

Co-locate close to public transport land uses that generate high levels of pedestrian activity, encourage public transport use and provide opportunities for multi-purpose trips.

DTS/DPF 1.4

None are applicable.

PO 1.5

In clusters of non-residential development, provide high-quality, inclusive and integrated public realm, including open spaces, sport and recreation facilities, and places that serve as hubs for communal activity.

DTS/DPF 1.5

None are applicable.

PO 1.6

Shops, restaurants, offices and consulting rooms services and facilities to meet the day to day needs for the local community.

DTS/DPF 1.6

Shops, offices or consulting room uses not exceeding a maximum gross leasable floor area of 500m² for individual tenancies and 5,500m² in a single building.

PO 1.7

Larger scale shops, offices, and consulting rooms primarily clustered together to provide a focus for services and facilities.

DTS/DPF 1.7

None are applicable

Built Form and Character

PO 2.1

Development positively contributes to creating activity nodes around high-frequency public transport stops/stations and multi-modal transport interchanges, encourages public transport use and positively contributes to a fine-grain streetscape that provides a safe, comfortable, vibrant and walkable public realm at ground level.

DTS/DPF 2.1

None are applicable.

PO 2.2

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

DTS/DPF 2.2

Building height is not greater than any maximum, or less than any minimum, specified in the *Maximum Building Height Levels Technical and Numeric Variation Overlay*, the *Maximum Building Height Metres Technical and Numeric Variation Overlay*, or the *Minimum Building Height Levels Technical and Numeric Variation Overlay*.

PO 2.3

Buildings are designed to be adaptable and flexible to suit a range of land uses, including retail, office and residential, without the need for significant change to the building.

DTS/DPF 2.3

The ground floor of buildings contain a minimum floor to ceiling height of 3.5m.

PO 2.4

Buildings designed to create visual connection between the public realm and ground level interior, promote an active human-scale interface with the primary road / public transport corridor and open space and maximise passive surveillance.

DTS/DPF 2.4

Minimum 50% of the ground floor primary frontage of buildings are visually permeable, transparent or clear glazed.

PO 2.5

Buildings setback from the primary street boundaries to contribute to the consistent established streetscape.

DTS/DPF 2.5

Buildings setback from the primary street frontage in accordance with either of the following:

- (g) no minimum; or
- (h) the average of the setback of the existing building on each adjoining site fronting the same street.

PO 2.6

Buildings set back from secondary street boundaries to contribute to a consistent established streetscape.

DTS/DPF 2.6

Buildings setback from the secondary street frontage in accordance with either of the following:

- (f) no minimum where adjoining allotments are vacant; or
- (g) the average of the setback of the existing building on each adjoining site fronting the same street.

PO 2.7

Buildings set back from rear boundaries (other than street boundaries) to:

- (a) minimise impacts on properties in neighbouring zones; and
- (b) maximise intensity of development within the zone.

DTS/DPF 2.7

Buildings setback from the rear boundaries as follows:

- (a) 5m or more where the subject land directly abuts an allotment of a different zone; or
- (b) 0 metres in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.

PO 2.8

Buildings set back from side boundaries (other than street boundaries) to:

- (a) reduce impacts of building bulk on adjoining properties;
- (b) provide adequate direct sun and ventilation to the building and open spaces;
- (c) minimise the extent of overlooking and resultant loss of privacy on adjoining properties; and
- (d) minimise the extent of overshadowing on adjoining properties.

DTS/DPF 2.8

Buildings setback from the side boundaries the average of the setback of the existing building on each adjoining site fronting the same street.

PO 2.9

Buildings set back from street boundaries (in the case of rear access ways) to provide adequate manoeuvrability for vehicles.

DTS/DPF 2.9

Buildings setback from the rear access way:

- (a) no requirement where the access way is not less than 6.5m wide; or
- (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.

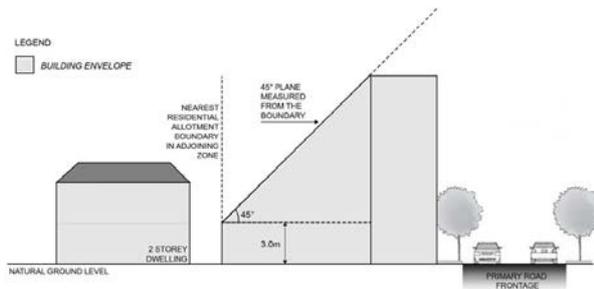
Interface Height

PO 3.1

Buildings mitigate visual impacts of building massing on residential development within a neighbourhood zone.

DTS/DPF 3.1

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 allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram (except where this boundary is a southern boundary in which case DTS/DPF 3.2 will apply, or where this boundary is the primary street boundary):

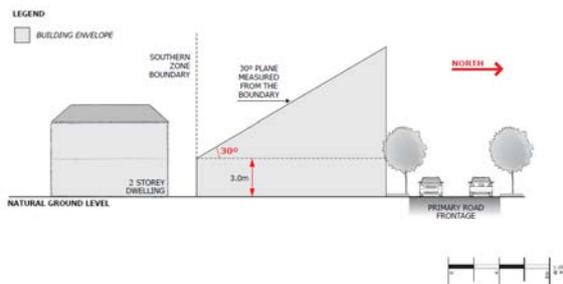


PO 3.2

Buildings mitigate overshadowing of residential development within a neighbourhood zone.

DTS 3.2

Buildings constructed within a building envelope provided by a 30 degree plane grading north, measured from a height of 3m above natural ground level at the allotment boundary of a residential allotment within a neighbourhood zone as shown in the following diagram:



PO 3.3

Development that manages the interface with a low rise neighbourhood zone by incorporating less dense low scale residential land uses, and avoiding land uses or intensity of land uses that adversely affect residential amenity.

DTS 3.3

None are applicable.

Site Dimensions and Land Division

PO 4.1

Where appropriate, a street grid pattern is provided in mixed use areas to maintain clear sightlines, improve public safety and legibility within the public realm, and ensure walkability and connectivity are maximised.

DTS/DPF 4.1

None are applicable.

Movement, parking and access

PO 5.1

Where practicable, buildings provide vehicle access via a side street or rear lane access way that is designed to:

- (a) provide space between buildings that reduces building mass and creates a more visually diverse public realm;
- (b) minimises conflicts with pedestrians and cyclists; and
- (c) achieve active frontages at a lower intensity than the primary street frontage.

DTS 5.1

Vehicular access to be provided:

- (a) via side streets or rear lanes provided there is no negative impact on residential amenity within the zone and in adjacent zones; or
- (b) where it consolidates or replaces existing crossovers.

Concept Plans

PO 6.1

Development is compatible with the outcomes sought by any relevant Concept Plan contained within the *Concept Plans Technical and Numeric Variation Overlay*.

DTS 6.1

None are applicable

Procedural Matters (PM)

Notification of Performance assessed development

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (i) the site of the development is adjacent land to land in a different zone
- (j) development identified as "all other code assessed development" in Urban Neighbourhood Zone Table 3
- (k) buildings exceeding the maximum building height specified in DTS / DPF 2.2
- (l) shop, office or consulting room in excess of 500m² in maximum gross leasable floor area for individual tenancies, excluding in the Main Street and Rehabilitation Subzone
- (m) shop, office or consulting room in excess of 5,500m² in maximum gross leasable floor area for a single building, excluding in the Main Street and Rehabilitation Subzone
- (n) shop, office or consulting room in excess of 2000m² in total maximum gross leasable floor area in the Rehabilitation Subzone.

Notification of Performance assessed development

Placement of Notices – Exemptions for Performance Assessed Development

None specified.

Placement of Notices – Exemptions for Restricted Development

None specified.

Main Street Sub-Zone

Assessment Criteria (AC)

Desired Outcomes (DO)

DO 1

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

DO 2

A fine-grained public realm with safe, walkable and vibrant streets created by mixed use buildings with non-residential uses at ground level and a visually consistent street rhythm informed by local context and narrow tenancy footprints.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Retail, office, entertainment and recreation related uses supplemented by other businesses providing a range of goods and services to the local community and the surrounding district.

DTS/DPF 1.1

No maximum gross leasable floor area.

PO 1.2

Land uses promote movement and activity during daytime and evening hours, including shops, restaurants, small scale licenses premises, educational, community and cultural facilities, and visitor and residential accommodation.

DTS/DPF 1.2

None are applicable.

PO 1.3

Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities and positively contribute to making the main street locality and pedestrian thoroughfares safe, walkable, comfortable, pleasant and lively places.

DTS/DPF 1.3

Dwellings developed in conjunction with non-residential uses sited:

- (a) at upper levels of buildings with non-residential uses located at ground level; or
- (b) behind non-residential uses on the same allotment.

PO 1.4

Development of well-designed diverse medium to high density accommodation options, including dwellings, supported accommodation, student accommodation, and short term accommodation, either as part of a mixed use development or wholly residential development.

DTS/DPF 1.4

Residential development (other than residential development in a mixed use building) achieves a net residential density of at least 200 dwellings per hectare, except where varied by a *Concept Plan Technical and Numeric Variation Data Overlay*.

Built Form and Character

PO 2.1

Ground level uses contribute to a safe, walkable and vibrant main street.

DTS/DPF 2.1

Shop, restaurant, office, or consulting room uses located on the ground floor level of buildings.

PO 2.2

Buildings designed to create visual connection between the public realm and ground level interior, positively contribute to passive surveillance of the public realm, have an active interface with the main street and contribute to the fine-grain character and retail function of the street.

DTS/DPF 2.2

The ground floor primary frontage of buildings provide at least 5 metres or 60% of the street frontage (whichever is the greater) as an entry / foyer or display window to a shop or other community or commercial use that provides pedestrian interest and activation.

PO 2.2

Buildings are adaptable and flexible to suit a range of residential and non-residential land uses.

DTS/DPF 2.2

The ground floor of buildings contain a minimum floor to ceiling height of 3.5m.

PO 2.3

Buildings with no set-backs from the main street boundary to achieve a continuity of built form frontage to the main street, with the occasional section of building set back to create outdoor dining areas, visually interesting building entrances and intimate but vibrant spaces.

DTS/DPF 2.3

None are applicable.

PO 2.4

Vehicle parking and ancillary buildings and structures (including garages, carports and outbuildings) located behind buildings away from the primary main street frontage and designed to minimise negative impacts on the main street rhythm and activation.

DTS/DPF 2.4

None are applicable.

Urban Renewal Neighbourhood Zone

Table 1 – Accepted Development Classification

Class of Development The following Classes of Development are classified as Accepted Development subject to meeting the 'Accepted Development Classification Criteria'	Accepted Development Classification Criteria
<p>Carport Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is ancillary to a dwelling erected on the site 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and

	<p>(b) it 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 abut the proposed wall or structure</p> <p>10 The total roofed area of all existing or proposed buildings on the allotment does not exceed 70% of the area of the allotment</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The carport:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p>
<p>Demolition Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>None.</p>

<p>Internal building work Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<ol style="list-style-type: none"> 1 There will be no increase in the total floor area of the building 2 There will be no alteration to the external appearance of the building.
<p>Outbuilding (in the form of a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Except where any of the following apply: • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • Future Road Widening Overlay where an existing access is altered or a new access is created • Key Railway Crossings Overlay where an existing access is altered or a new access is created • Major Urban Transport Routes Overlay where an existing access is altered or a new access is created • Urban Transport Routes Overlay where an existing access is altered or a new access is created • Water Resources Overlay 	<ol style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site. 3 Primary street setback – at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Total floor area - does not exceed 40m² 6 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 7 Building height - does not exceed 5m 8 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) 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 9 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it 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 abut the proposed wall or structure

	<p>10 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>11 Door opening for vehicle access – does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser)</p> <p>12 The garage:</p> <p>(a) is located so that vehicle access:</p> <ul style="list-style-type: none"> i. is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or ii. will use a driveway that: <ul style="list-style-type: none"> A. is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; and B. will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; or iii. if adjacent a kerbed road, will be via a kerb that is designed to allow a vehicle to roll over it; and <p>(b) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average; and</p> <p>(c) The centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access</p> <p>13 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Outbuilding (not being a garage) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<ul style="list-style-type: none"> 1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 2 It is detached from and ancillary to a dwelling erected on the site 3 Primary street setback – at least as far back as the building line of the building to which it is ancillary 4 Secondary street setback – at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 5 Side boundary setbacks – at least 900mm from the boundary of the allotment 6 Total floor area does not exceed 40m²

	<p>7 Wall height - does not exceed 3m measured from natural ground level (and not including a gable end)</p> <p>8 Building height - does not exceed 5m</p> <p>9 If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) – a length not exceeding 10m unless:</p> <p>(a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and</p> <p>(b) 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</p> <p>10 If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street):</p> <p>(a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and</p> <p>(b) 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 abut the proposed wall or structure</p> <p>11 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%</p> <p>12 If clad in sheet metal—is pre-colour treated or painted in a non-reflective colour.</p>
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>1 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>2 Shade sail consists of permeable material</p> <p>3 The total area of the sail - does not exceed 40m²</p> <p>4 No part of the shade sail will be:</p> <p>(a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment</p> <p>(b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment</p> <p>5 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>6 If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 8m</p>

	<p>7 In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment — the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary.</p>
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • A Local Heritage Place identified in the Local Heritage Place Overlay • A State Heritage Place identified in the State Heritage Place Overlay 	<p>3 Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof</p> <p>4 Panels and associated components do not overhang any part of the roof</p> <p>5 Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system.</p>
<p>Spa pool Swimming pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>6 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>7 It is ancillary to a dwelling erected on the site</p> <p>8 Allotment boundary setback – not less than 1m</p> <p>9 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>10 Location of filtration system from a dwelling on an adjoining allotment: (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise (b) not less than 12m in any other case.</p>
<p>Verandah Except where any of the following apply: Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • Water Resources Overlay 	<p>9 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>10 It is ancillary to a dwelling erected on the site</p> <p>11 Primary street setback – as far back as the building line of the building to which it is ancillary</p> <p>12 Total floor area - does not exceed 40m²</p> <p>13 Post height - does not exceed 3m measured from natural ground level</p> <p>14 Building height - does not exceed 5m</p>

	<p>15 Length - does not exceed 10m if any part of the structure abuts or is situated on a boundary of the allotment</p> <p>16 Total roofed area of all existing and proposed buildings on the allotment - does not exceed 70%.</p>
<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Local Heritage Place Overlay • State Heritage Place Overlay • Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>8 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>9 The tank is part of a roof drainage system</p> <p>10 Total floor area - not exceeding 15m²</p> <p>11 The tank is located wholly above ground</p> <p>12 Tank height – does not exceed 4m above natural ground level</p> <p>13 Primary street setback – at least as far back as the building line of the building to which it is ancillary</p> <p>14 In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour.</p>
<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Native Vegetation Overlay • Sloping Land Overlay • Water Resources Overlay 	<p>2 The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system</p> <p>3 The tank (including any associated pump) is located wholly below the level of the ground.</p>

Table 2 – Deemed-to-Satisfy Development Classification

Class of Development The following Classes of Development are classified as Deemed-to-Satisfy Development subject to meeting the 'Deemed-to-Satisfy Development Classification Criteria'	Deemed-to-Satisfy Development Classification Criteria Provisions referred to are Deemed-to-Satisfy Criteria Where a development comprises more than one Class of Development the relevant criteria will be taken to be the sum of the criteria for each Class of Development.			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary accommodation Except where Hazards (Bushfire – High Risk) Overlay Hazards (Bushfire – Urban Interface) Overlay Hazards (Bushfire – Regional) Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay Noise and Air Emissions Overlay Sloping Land Overlay State Heritage Place Overlay Water Resources Overlay		Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2	Mixed Use Transition Subzone [Land Division]: DTS 2.1	Building Near Airfields Overlay DTS 1.1 Airport Building Heights (Regulated) Overlay: All Defence Aviation Areas Overlay DTS 1.1, 1.3 Major Urban Transport Routes Overlay [Corner Cut-Offs]: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: All Future Road Widening Overlay: All

				<p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs]: All</p>
<p>Outbuilding (not being a garage)</p> <p>Verandah</p> <p>Except where</p> <p>Hazards (Bushfire – High Risk) Overlay</p> <p>Hazards (Bushfire – Urban Interface) Overlay</p> <p>Hazards (Bushfire – Regional) Overlay</p> <p>Hazards (Flooding) Overlay</p> <p>Local Heritage Place Overlay</p> <p>Sloping Land Overlay</p> <p>State Heritage Place Overlay</p> <p>Water Resources Overlay</p>		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2</p>	<p>Mixed Use Transition Subzone [Land Division]: DTS 2.1</p>	<p>Building Near Airfields Overlay DTS 1.1</p> <p>Defence Aviation Areas Overlay DTS 1.1, 1.3</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs]: All</p> <p>Native Vegetation Overlay [Environmental Protection]: DTS 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs]: All</p>
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p> <p>Airport Building Heights (Regulated) Overlay</p>		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: DTS 17.1, 17.2</p>		<p>Building Near Airfields Overlay DTS 1.1</p> <p>Airport Building Heights (Regulated) Overlay: All</p>

<p>Building Near Airfields Overlay Defence Aviation Area Overlay Future Road Widening Overlay Hazards (Bushfire – High Risk) Overlay Hazards (Bushfire – Urban Interface) Overlay Hazards (Bushfire – Regional) Overlay Hazards (Flooding) Overlay Key Railway Crossings Overlay Local Heritage Place Overlay Major Urban Transport Routes Overlay Native Vegetation Overlay Prescribed Wells Area Overlay Regulated Trees Overlay Sloping Land Overlay State Heritage Place Overlay Water Resources Overlay</p>		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p> <p>Car parking, Access and Manoeuvrability]: All</p> <p>Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.4, 3.5</p>		<p>Defence Aviation Areas Overlay DTS 1.1, 1.3</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay [Environmental Protection]: DTS 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>
<p>Dwelling addition</p> <p>Hazards (Bushfire – High Risk) Overlay Hazards (Bushfire – Urban Interface) Overlay Hazards (Bushfire – Regional) Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay</p>	<p>[Building Height] DTS 2.1 [Primary Street Setback]: DTS 3.1 [Secondary Street Setback]: DTS 4.1</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p>	<p>Mixed Use Transition Subzone [Land Division]: DTS 2.1</p>	<p>Building Near Airfields Overlay DTS 1.1</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Defence Aviation Areas Overlay DTS 1.1, 1.3</p> <p>Major Urban Transport Routes Overlay: All</p>

<p>Major Urban Transport Routes Overlay Native Vegetation Overlay Noise and Air Emissions Overlay Prescribed Wells Area Overlay Regulated Trees Overlay Sloping Land Overlay State Heritage Place Overlay Water Resources Overlay</p>	<p>[Boundary Walls]: DTS 5.1, 5.2 [Side Boundary Setback]: DTS 6.1 [Rear Boundary Setback]: DTS 7.1</p>	<p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1</p>	<p>Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Urban Transport Routes Overlay: All</p>
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<p>Detached Dwelling (not being in a Battle-axe arrangement)</p> <p>Semi-detached Dwelling</p> <p>Row Dwelling</p> <p>Hazards (Bushfire – High Risk) Overlay</p> <p>Hazards (Bushfire – Urban Interface) Overlay</p> <p>Hazards (Bushfire – Regional) Overlay</p> <p>Hazards (Flooding) Overlay</p> <p>Local Heritage Place Overlay</p> <p>Native Vegetation Overlay</p> <p>Noise and Air Emissions Overlay</p> <p>Prescribed Wells Area Overlay</p> <p>Regulated Trees Overlay</p> <p>Sloping Land Overlay</p> <p>State Heritage Place Overlay</p> <p>Water Resources Overlay</p>	<p>[Building Height] DTS 2.1</p> <p>[Primary Street Setback]: DTS 3.1</p> <p>[Secondary Street Setback]: DTS 4.1</p> <p>[Boundary Walls]: DTS 5.1, 5.2</p> <p>[Side Boundary Setback]: DTS 6.1</p> <p>[Rear Boundary Setback]: DTS 7.1</p> <p>[Site Dimensions and Land Division] 8.1, 8.2</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1</p> <p>Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1</p> <p>Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2</p> <p>Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1</p> <p>Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1</p> <p>Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or</p>	<p>Mixed Use Transition Subzone [Land Division]: DTS 2.1</p>	<p>Affordable Housing Overlay: All</p> <p>Building Near Airfields Overlay DTS 1.1</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Defence Aviation Areas Overlay DTS 1.1, 1.3</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay [Environmental Protection]: DTS 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection]: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Acid Sulfate Soils) Overlay: All</p> <p>Urban Transport Routes Overlay: All</p>
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		<p>Less –Overlooking / Visual Privacy]: DTS 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1</p> <p>Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2</p> <p>Site Contamination: DTS 1.1</p>		
<p>Dwelling, dwellings or residential flat building undertaken by:</p> <p>a) the South Australian Housing Trust</p>		Housing Renewal: All	Mixed Use Transition Subzone [Land	Affordable Housing Overlay [Land Division] All Building Near Airfields Overlay DTS 1.1

<p>either individually or jointly with other persons or bodies; or</p> <p>b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority</p> <p>Hazards (Bushfire – High Risk) Overlay Hazards (Bushfire – Urban Interface) Overlay Hazards (Bushfire – Regional) Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay Native Vegetation Overlay Noise and Air Emissions Overlay Regulated Trees Overlay Sloping Land Overlay State Heritage Place Overlay Urban Transport Routes Overlay Water Resources Overlay</p>			<p>Division]: DTS 2.1</p>	<p>Airport Building Heights (Regulated) Overlay: All Defence Aviation Areas Overlay DTS 1.1, 1.3 Major Urban Transport Routes Overlay: All Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection]: All Future Road Widening Overlay: All Hazards (Acid Sulfate Soils) Overlay: All Urban Transport Routes Overlay: All</p>
<p>Excavation and filling</p> <p>Hazards (Bushfire – High Risk) Overlay Hazards (Bushfire – Urban Interface) Overlay</p>		<p>Design in Urban Areas [Earthworks] DTS 7.1</p>		<p>Native Vegetation Overlay [Environmental Protection]: DTS 1.1 State Significant Native Vegetation Areas Overlay</p>

Hazards (Bushfire – Regional) Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay Major Urban Transport Routes Overlay Native Vegetation Overlay Prescribed Wells Area Overlay Sloping Land Overlay State Heritage Place Overlay Water Resources Overlay				[Environmental Protection]: DTS 1.1
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Table 3 - Applicable Policies for Performance Assessed Development

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Ancillary accommodation		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2	Mixed Use Transition Subzone [Land Use]: PO 1.3 Mixed Use Transition Subzone [Land Division]: PO 2.1	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay : All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				<p>Noise and Air Emissions Overlay: All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
<p>Outbuilding (not being a garage)</p> <p>Verandah</p>		Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2		<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay : All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p>

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
				Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay: All Prescribed Wells Area Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
<p>Carport</p> <p>Outbuilding (in the form of a garage)</p>		<p>Design in Urban Areas [All Residential Development – Ancillary Development]: PO 17.1, 17.2</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less – External Appearance]: PO 19.1</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less –</p> <p>Car parking, Access and Manoeuvrability]: All</p> <p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.4, 3.5</p>		<p>Airport Building Heights (Regulated) Overlay</p> <p>Building Near Airfields Overlay</p> <p>Defence Aviation Area Overlay</p> <p>Future Road Widening Overlay</p> <p>Hazards (Bushfire – High Risk) Overlay</p> <p>Hazards (Bushfire – Urban Interface) Overlay</p> <p>Hazards (Bushfire – Regional) Overlay</p> <p>Hazards (Flooding) Overlay</p> <p>Key Railway Crossings Overlay</p> <p>Local Heritage Place Overlay</p> <p>Major Urban Transport Routes Overlay</p> <p>Native Vegetation Overlay</p> <p>Noise and Air Emissions Overlay</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Sloping Land Overlay State Heritage Place Overlay Traffic Generating Development Overlay Urban Transport Routes Overlay Water Resources Overlay
Consulting room Office Preschool	[Land Use and Intensity] PO 1.3, 1.4, 1.5 [Building Height] PO 2.1 [Primary Street Setback] PO 3.1	Clearance from Overhead Powerlines: DTS 1.1 Design in Urban Areas [External Appearance]: DTS 1.4 Design in Urban Areas [Car Parking Appearance]: DTS 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: DTS 42.1, 42.3	Mixed Use Transition Subzone [Land Use]: PO 1.1, PO 1.3 Mixed Use Transition Subzone [Land	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Secondary Street Setback] PO 4.1 [Boundary Walls] PO 5.1 [Rear Boundary Setback] PO 7.1	Interface Between Land Uses [Hours of Operation]: DTS 2.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.1 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Movement Systems]: DTS 1.4 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6	Division]: PO 2.1	Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay : All Sloping Land Overlay: All State Heritage Place Overlay : All Traffic Generating Development Overlay : All Urban Transport Routes Overlay : All Water Resources Overlay: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1		
Detached Dwelling (not being in a Battle-axe arrangement) Semi-detached Dwelling Row Dwelling	[Site Dimensions and Land Division] PO 8.1, 8.2 [Building Height] PO 2.1 [Primary Street Setback] PO 3.1	Clearance from Overhead Powerlines: DTS 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: DTS 3.1, 3.5, 3.6	Mixed Use Transition Subzone [Land Use]: PO 1.3 Mixed Use Transition Subzone [Land Division]: PO 2.1	Affordable Housing Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Secondary Street Setback] PO 4.1 [Boundary Walls] PO 5.1 [Rear Boundary Setback] PO 7.1	Transport, Access and Parking [Vehicle Parking Rates]: DTS 5.1 Design in Urban Areas [All Development – Car Parking Appearance]: DTS 6.1 Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1, 14.2 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – Access and Servicing]: DTS 16.1		Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay : All Sloping Land Overlay: All State Heritage Place Overlay : All Traffic Generating Development Overlay : All Urban Transport Routes Overlay : All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – Flooding]: DTS 18.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Water Sensitive Design]: DTS 23.1, 23.2, 23.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Car Parking and Manoeuvrability]: DTS 24.1, 24.2, 24.3, 24.4, 24.5, 24.6</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
		<p>25.1 Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2</p> <p>Site Contamination: DTS 1.1</p>	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Demolition				
Dwelling addition	<p>[Building Height] PO 2.1</p> <p>[Primary Street Setback] PO 3.1</p> <p>[Secondary Street</p>	<p>Clearance from Overhead Powerlines: DTS 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: DTS 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: DTS 12.1, 12.2</p>	<p>Mixed Use Transition Subzone [Land Division]: PO 2.1</p>	<p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	Setback] PO 4.1 [Boundary Walls] PO 5.1 [Rear Boundary Setback] PO 7.1	Design in Urban Areas [All Residential Development – External Appearance]: DTS 14.1 Design in Urban Areas [All Residential Development – Outlook and Amenity]: DTS 15.1 Design in Urban Areas [All Residential Development – 3 Building Levels or Less – External Appearance]: DTS 19.1, 19.2, 19.3 Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Overlooking / Visual Privacy]: DTS 20.1		Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay : All Sloping Land Overlay: All State Heritage Place Overlay : All Traffic Generating Development Overlay : All Urban Transport Routes Overlay : All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Private Open Space]: DTS 21.1, 21.2, 21.3</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less –Landscaping]: DTS 22.1, 22.2</p> <p>Design in Urban Areas [All Residential Development – 3 Building Levels or Less – Waste Storage]: DTS 25.1</p> <p>Interface Between Land Uses [Overshadowing]: DTS 3.1, 3.2</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
		Interface Between Land Uses [Activities Generating Noise or Vibration]: DTS 4.4 Site Contamination: DTS 1.1	(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
Dwelling, dwellings or residential flat building undertaken by: a) the South Australian Housing Trust either individually or jointly with other persons or bodies; or		Housing Renewal: All	Mixed Use Transition Subzone [Land Use]: PO 1.3 Mixed Use Transition Subzone [Land	Affordable Housing Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
b) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority			Division]: PO 2.1	Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay : All Sloping Land Overlay: All State Heritage Place Overlay : All Traffic Generating Development Overlay : All Urban Transport Routes Overlay : All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
Excavation and filling		Design in Urban Areas [Earthworks]: PO 7.1		Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Sloping Land Overlay: All State Heritage Place Overlay : All Urban Transport Routes Overlay : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
			(applies only in the area affected by the Subzone)	(applies only in the area affected by the Overlay)
				Water Resources Overlay: All
Fence		Design in Urban Areas [All Development – Fences and Walls]: PO 8.1		Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Sloping Land Overlay: All State Heritage Place Overlay : All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Urban Transport Routes Overlay : All Water Resources Overlay: All
Land division	[Site Dimensions and Land Division]: All	Land Division in Urban Areas: All	Mixed Use Transition Subzone [Land Use]: PO 1.3 Mixed Use Transition Subzone [Land Division]: PO 2.1	Affordable Housing Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
				Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay : All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Detached Dwelling (in a Battle-axe arrangement) Group Dwelling	[Site Dimensions and Land Division] PO 8.1, 8.2 [Building Height] PO 2.1 [Primary Street Setback] PO 3.1 [Secondary Street Setback] PO 4.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2 Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1	Mixed Use Transition Subzone [Land Use]: PO 1.3 Mixed Use Transition Subzone [Land Division]: PO 2.1	Affordable Housing Overlay: All Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Boundary Walls] PO 5.1 [Rear Boundary Setback] PO 7.1	Design in Urban Areas [All Development]: All Design in Urban Areas [All Residential Development]: All Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2		Noise and Air Emissions Overlay : All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone	Overlay
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
		<p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4</p> <p>Site Contamination: PO 1.1</p>	<p>(applies only in the area affected by the Subzone)</p>	<p>(applies only in the area affected by the Overlay)</p>
Residential Flat Building	<p>[Site Dimensions and Land Division] PO 8.1, 8.2</p> <p>[Building Height] PO 2.1</p> <p>[Primary Street</p>	<p>Clearance from Overhead Powerlines: PO 1.1</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p>	<p>Mixed Use Transition Subzone [Land Use]: PO 1.3</p> <p>Mixed Use Transition Subzone [Land Division]: PO 2.1</p>	<p>Affordable Housing Overlay: All</p> <p>Airport Building Heights (Regulated) Overlay: All</p> <p>Building Near Airfields Overlay: All</p> <p>Defence Aviation Area Overlay: All</p> <p>Design Overlay: All</p> <p>Future Road Widening Overlay: All</p> <p>Hazards (Bushfire – High Risk) Overlay: All</p> <p>Hazards (Bushfire – Urban Interface) Overlay: All</p> <p>Hazards (Bushfire – Regional) Overlay: All</p>

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	Setback] PO 3.1 [Secondary Street Setback] PO 4.1 [Boundary Walls] PO 5.1 [Rear Boundary Setback] PO 7.1	Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Design in Urban Areas [All Development]: All Design in Urban Areas [All Development – 4 or More Building Levels]: All Design in Urban Areas [All Residential Development]: All		Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay : All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p> <p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p>		

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.4 Site Contamination: PO 1.1		
Retirement facility Supported accommodation	[Building Height] PO 2.1 [Primary Street Setback] PO 3.1 [Secondary Street Setback] PO 4.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2	Mixed Use Transition Subzone [Land Use]: PO 1.3 Mixed Use Transition Subzone [Land Division]: PO 2.1	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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<p>[Boundary Walls] PO 5.1 [Rear Boundary Setback] PO 7.1</p>	<p>Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9</p> <p>Transport, Access and Parking [Access for People with Disabilities]: All</p> <p>Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1</p> <p>Transport, Access and Parking [Vehicle Parking Areas]: All</p> <p>Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All</p>		<p>Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay : All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All</p>
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Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Supported Accommodation, Housing for Aged Persons, and People with Disabilities]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p>		

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Light Spill]: All Site Contamination: PO 1.1		
Student Accommodation	[Building Height] PO 2.1 [Primary Street Setback] PO 3.1 [Secondary Street Setback] PO 4.1	Clearance from Overhead Powerlines: PO 1.1 Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.2 Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2	Mixed Use Transition Subzone [Land Use]: PO 1.3 Mixed Use Transition Subzone [Land Division]: PO 2.1	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
	[Boundary Walls] PO 5.1 [Rear Boundary Setback] PO 7.1	Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, 3.9 Transport, Access and Parking [Access for People with Disabilities]: All Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: All Transport, Access and parking [Undercroft and Below Ground Garaging and Parking of Vehicles]: All		Hazards (Flooding) Overlay: All Key Railway Crossings Overlay: All Local Heritage Place Overlay: All Major Urban Transport Routes Overlay: All Native Vegetation Overlay: All Noise and Air Emissions Overlay : All Prescribed Wells Area Overlay: All Regulated Trees Overlay: All Sloping Land Overlay: All State Heritage Place Overlay: All Traffic Generating Development Overlay: All Urban Transport Routes Overlay: All Water Resources Overlay: All

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>				
		<p>Design in Urban Areas [All Development]: All</p> <p>Design in Urban Areas [All Development – 4 or More Building Levels]: All</p> <p>Design in Urban Areas [All Residential Development]: All</p> <p>Design in Urban Areas [Residential Development – 3 Building Levels or Less]: All</p> <p>Design in Urban Areas [All Residential Development – 4 Or More Building Levels (Including Serviced Apartments)]: All</p>		

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		<p>Design in Urban Areas [Group Dwellings, Residential Flat Buildings and Battle-Axe Development]: All</p> <p>Design in Urban Areas [Student Accommodation]: All</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Interface Between Land Uses [Activities Generating Noise or Vibration]: PO 4.1, 4.2, 4.4</p> <p>Interface Between Land Uses [Air Quality]: PO 5.2</p>		

Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Interface Between Land Uses [Light Spill]: All Site Contamination: PO 1.1		
Shop	Interface Between Lands Uses [Air Quality]: PO 5.2	Clearance from Overhead Powerlines: PO 1.1 Design in Urban Areas [External Appearance]: PO 1.4 Design in Urban Areas [Car Parking Appearance]: PO 6.1, 6.4, 6.5 Design in Urban Areas [Water Sensitive Design]: PO 42.1, 42.3	Mixed Use Transition Subzone [Land Use]: PO 1.1, 1.4	Airport Building Heights (Regulated) Overlay: All Building Near Airfields Overlay: All Defence Aviation Area Overlay: All Design Overlay: All Future Road Widening Overlay: All Hazards (Bushfire – High Risk) Overlay: All Hazards (Bushfire – Urban Interface) Overlay: All Hazards (Bushfire – Regional) Overlay: All

Class of Development

Applicable Policies

The following policies are applicable to the assessment of the identified Class of Development.

Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.

Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.

Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
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		<p>Design in Urban Areas [Water Supply]: PO 12.1, 12.2</p> <p>Interface Between Land Uses [Hours of Operation]: PO 2.1</p> <p>Interface Between Land Uses [Overshadowing]: PO 3.1, 3.2</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply]: PO 11.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services]: PO 12.1, 12.2</p> <p>Transport, Access and Parking [Movement Systems]: PO 1.4</p>		<p>Hazards (Flooding) Overlay: All</p> <p>Key Railway Crossings Overlay: All</p> <p>Local Heritage Place Overlay: All</p> <p>Major Urban Transport Routes Overlay: All</p> <p>Native Vegetation Overlay: All</p> <p>Noise and Air Emissions Overlay : All</p> <p>Prescribed Wells Area Overlay: All</p> <p>Regulated Trees Overlay: All</p> <p>Sloping Land Overlay: All</p> <p>State Heritage Place Overlay: All</p> <p>Traffic Generating Development Overlay: All</p> <p>Urban Transport Routes Overlay: All</p> <p>Water Resources Overlay: All</p>
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Class of Development	Applicable Policies			
	<p>The following policies are applicable to the assessment of the identified Class of Development.</p> <p>Policies referred to are Performance Outcome policies, and any associated Designated Performance Features. Relevant Desired Outcomes are not listed, but automatically apply in relation to a Performance Assessed Development.</p> <p>Where a development comprises more than one Class of Development the relevant policies will be taken to be the sum of the applicable policies for each Class of Development.</p>			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
		Transport, Access and Parking [Vehicle Access]: PO 3.1, 3.5, 3.6 Transport, Access and Parking [Vehicle Parking Rates]: PO 5.1 Transport, Access and Parking [Vehicle Parking Areas]: PO 6.1, 6.6 Transport, Access and Parking [Bicycle Parking in Designated Areas]: PO 9.1		
All other Code Assessed Development		All		All

Table 4 – Restricted Development Classification

Class of Development The following Classes of Development are classified as Restricted subject to any 'Exclusions'	Exclusions
Shop	With a gross leasable area less than 1000m².

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Housing that no longer meets community preferences is replaced with new diverse low – medium rise housing options. Housing density increases, taking advantage of well-located urban land. Employment and community services will improve access to jobs, goods and services without compromising residential amenity.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Residential development and supporting uses that are consistent with a spacious and peaceful lifestyle for individual households.

DTS/DPF 1.1

Development comprises one or more of the following land uses:

Ancillary accommodation

Community facility

Dwelling

Educational establishment

Office

Outbuilding

Pre-school

Recreation area

Residential flat building

Retirement facility

Shop

Supported accommodation.

PO 1.2

Residential development accommodates a range of housing choices.

DTS/DPF 1.2

Residential development comprises:

- (a) detached dwellings;
- (b) semi-detached dwellings;
- (c) row dwellings;
- (d) group dwellings;
- (e) residential flat buildings;
- (f) retirement facility; or

(g) Supported accommodation.

PO 1.3

Shops, consulting rooms and offices of a scale to maintain the amenity of nearby residents.

DTS 1.3

Other than a change in the use of an existing building that has been lawfully used as a shop, office or consulting room (or any combination thereof), shops, offices and consulting rooms do not exceed 100m² in gross leasable floor area (individually or combined).

PO 1.4

Larger scale shops, offices and consulting rooms established on higher order roads or adjacent existing commercial and retail precincts.

DTS/DPF 1.4

Shop, consulting room and office:

- (a) floor area does not exceed 200m²; and
- (b) are located on sites with a frontage to an arterial or collector road or adjacent a Main Street or Activity Centre Zone.

PO 1.5

Non-residential development provides a range of services to the local community primarily in the form of:

- (a) commercial uses including small scale offices, shops and consulting rooms;
- (b) community services such as educational establishments, community centres, places of worship, pre-schools, child care and other health and welfare services;
- (c) services and facilities ancillary to the function or operation of supported accommodation or retirement housing;
- (d) open space and recreation facilities.

DTS 1.5

None are applicable

Building Height

PO 2.1

Buildings contribute to a low-medium rise residential character with the taller buildings located on sites that are a suitable size and dimension to manage massing and impacts on adjoining residential development.

DTS/DPF 2.1

Building height (excluding garages, carports and outbuildings) not exceeding:

- (a) 4 building levels and 15m where the site:
 - i. is at least 1200m²
 - ii. has a frontage of at least 35m
- (b) 3 building levels and 12m in all other circumstances.

Primary Street Setback

PO 3.1

Buildings are setback from primary street boundaries to establish a desirable urban streetscape character and integrate development with public open space.

DTS/DPF 3.1

Buildings are setback from the primary street boundary:

- (a) 3m or more; or
- (b) 1.5m or more where the allotment is located adjacent to a public reserve greater than 2000m², the dwelling faces that reserve and access is provided to the rear of the allotment.

Secondary Street Setback

PO 4.1

Buildings are set back from secondary street boundaries to maintain a pattern of separation between building walls and public streets and reinforce a streetscape character.

DTS/DPF 4.1

Buildings are set back at least 900mm from the boundary of the allotment with the secondary street frontage.

Boundary Walls

PO 5.1

Boundary walls are limited in height and length to manage impacts on adjoining properties.

DTS/DPF 5.1

Dwelling walls on side boundaries either:

- (a) adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height; or
- (b) do not exceed:
 - (i) 3 metres in height;
 - (ii) 10 metres in length; and
 - (iii) will not result in boundary walls on more than 45% of the total length of the side boundary.

PO 5.2

Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.

DTS / DPF 5.2

Dwellings in a semi-detached, row or terrace arrangement are setback at least 900mm from side boundaries shared with allotments outside the development site.

Side Boundary Setback

PO 6.1

Buildings are set back from side boundaries to provide:

- (a) separation between buildings to minimise visual impact; and
- (b) access to natural light and ventilation for neighbours.

DTS/DPF 6.1

Buildings not sited on side boundaries setback from the side boundary:

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

Rear Boundary Setback

PO 7.1

Buildings are set back from rear boundaries to provide:

- (a) separation between dwellings to minimise visual impact;
- (b) access to natural light and ventilation for neighbours;
- (c) open space recreational opportunities; and
- (d) space for landscaping and vegetation.

DTS/DPF 7.1

Buildings are set back from the rear boundary at least:

- (a) 3m for the first building level;
- (b) 5m for any second building level; and
- (c) 5m plus any increase in wall height over 7m.

Site Dimensions and Land Division

PO 8.1

Allotments created for residential purposes accommodate a diverse range of medium density housing.

DTS / DPF8.1

Residential development achieves a net density of up to 70 dwellings per hectare.

PO 8.2

High density housing located on sites of a suitable size and dimension to achieve a high standard of amenity for occupants and neighbours.

DTS / DPF 8.2

Development with a net residential density over 70 dwellings per hectare on sites with a minimum area of 1200m² and minimum frontage width of 35m.

Façade Design

PO 9.1

Dwelling facades facing public streets and common driveways make a positive contribution to the streetscape.

DTS / DPF 9.1

Where three storey or less, each dwelling includes at least 3 of the following design features along each façade facing a public road or common driveway:

- (a) a minimum of 30% of the façade is setback an additional 300mm
- (b) a porch or portico that projects at least 1m from the building façade and is open on least 2 sides
- (c) a balcony that projects from the building façade
- (d) a verandah that projects at least 1m from the building façade
- (e) eaves surrounding the dwelling of a minimum 450mm width
- (f) a minimum 30% of the upper level projects forward a minimum 300mm from the lower level building line

Note – use development above 3 storey policies for 4 storey fronting arterial roads.

Procedural Matters (PM)

Notification

All classes of performance assessed development are excluded from notification except where they involve any of the following:

- (a) where the site of the development is adjacent land to land in a different zone
- (b) development identified as “all other code assessed development” in Suburban Renewal Zone Table 3
- (c) Dwellings that do not satisfy DTS/DPF 201, 301, 4.1, 5.1, 5.2, 6.1, 7.1 and 9.1
- (d) buildings with a wall height greater than 7m and total height greater than 9m.

Mixed Use Transition Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land use

PO 1.1

Redevelopment and transition of the area towards mixed development including, residential, supported by a mix of compatible uses including light industry, service trade, motor repair and other compatible businesses servicing the local community that do not produce objectionable emissions.

DTS/DPF 1.1

Development comprises one or more of the land uses:

Dwelling

Entertainment venue

Licensed premises Hotel

Bulky goods outlet

Consulting room

Indoor recreation facility

Light industry

Motor repair station

Office

Place of worship

Research facility

Retail fuel outlet

Service trade premises

Shop

Store

Tourist accommodation

Training facility

PO 1.2

Non-residential development involving the expansion, alteration or replacement of an existing industry or activity adjacent to a sensitive receiver or zone, and where current adverse impacts exist, only occur where adverse impacts are minimised in accordance with Environment Protection Act 1993 requirements.

DTS/DPF 1.2

None are applicable.

PO 1.3

Residential development and other sensitive development only occur where adverse impacts from nearby industries and activities are minimised in accordance with the Environment Protection Act 1993 requirements.

DTS/DPF 1.3

None are applicable.

PO 1.4

Shops, other than bulky goods outlets, provide a local convenience service to meet the day to day needs of the local community and surrounding businesses as well as support the sale of products made on-site as a supplement to a business activity to enhance local job opportunities.

DTS/DPF 1.4

Shop:

- (a) with a gross leasable floor area up to 500m²;
- (b) in the form of a bulky goods outlet; or
- (c) ancillary to and located on the same allotment as a light industry.

Land Division

PO 2.1

Sensitive uses and sensitive receivers are:

- (a) located away from areas which may be subject to unacceptable noise, dust, odour or other emissions; or
- (b) able to adequately mitigate impacts of noise, dust, odour or other emissions through design techniques such as:
 - (i) locating residential accommodation the greatest distance practicable from the industry;
 - (ii) locating buildings containing less non-sensitive receivers between the industry and sensitive receivers;
 - (iii) placing rooms more sensitive to air, noise and odour impacts (e.g. bedrooms) further away from the industry; or

- (iv) providing private or common open space adjacent a building facade that shields the space from impacts of the industry

DTS/DPF 2.1

Development does not incorporate any of the following (including alterations and additions which increase the floor area of buildings accommodating the following by 10% or more):

- (a) land division creating one or more additional allotments for residential purposes;
- (b) dwelling;
- (c) residential flat building;
- (d) tourist accommodation;
- (e) boarding home;
- (f) dormitory style accommodation;
- (g) workers' accommodation;
- (h) student accommodation;
- (i) pre-school;
- (j) educational establishment;
- (k) retirement village; or
- (l) supported accommodation;
- (m) residential park; or
- (n) hospital.

Part 3 – Overlays

Advertising Near Signalised Intersections Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Provision of a safe road environment by reducing driver distraction at key points of conflict on the road.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Advertisements Near Signalised Intersections

PO 1.1

Advertising near signalised intersections does not cause unreasonable distraction to road users through excessive size or illumination.

DTS/DPF 1.1

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Development includes an advertisement or advertising hoarding; that: a) is within 100m of a: (i) signalised intersection; or (ii) signalised pedestrian crossing; and b) will: (i) be internally illuminated; (ii) incorporate a moving or changing display or message; or (iii) incorporate a flashing light.	Commissioner of Highways	To provide expert technical assessment on potential risks relating to pedestrian and road safety which may arise from advertisements near intersections.

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1.

Affordable housing that includes a range of affordable dwelling types is integrated into residential and mixed use development.

DO 2

Development that caters for a variety of household structures.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Division

PO 1.1

Development comprising 20 or more dwellings provides housing suited to a range of incomes including households with low – moderate incomes.

DTS/DPF 1.1

Development comprising 20 or more dwellings or residential allotments includes a minimum of 15% affordable housing except where:

- a. it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development; or
- b. it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.

PO 1.2

Affordable housing is distributed throughout the development to avoid an overconcentration of affordable housing.

DTS/DPF 1.2

None are applicable.

Built Form and Character

PO 2.1

Affordable housing is designed to complement the design and character of residential development within the development area.

DTS/DPF 2.1

None are applicable.

Affordable Housing Incentives

PO 3.1

Allotments created for affordable housing are a suitable size and dimension that provide a high standard of occupant amenity and integrate with residential neighbourhoods.

DTS/DPF 3.1

Where constituting affordable housing, the minimum site area specified for a dwelling can be reduced by up to 20%.

PO 3.2

To support the provision of affordable housing building heights may be increased above the maximum specified in the *Building Heights Technical and Numeric Variations Data Overlay*.

DTS/DPF 3.2

Where a mixed-use development or apartment building includes at least 15% affordable housing, the maximum building height specified can be increased by 1 storey in City Living, General Neighbourhood, Housing Diversity Neighbourhood Greenfield Neighbourhood, Masterplanned Suburban Neighbourhood zones, and up to 30% in any other zone.

Movement and Car Parking

PO 4.1

Sufficient car parking is provided to meet the needs of occupants of affordable housing.

DTS/DPF 4.1

Dwellings constituting affordable housing are provided with car parking in accordance with the following:

- a. 0 carparks for an apartment; and
- b. 1 carpark per dwelling for any other dwelling.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Development for the purposes of the provision of affordable housing (applying the criteria determined under regulation 4 of the <i>South Australian Housing Trust Regulations 2010</i>)	Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i>	To enable commitment and obligations on the provision of dwellings or allotments for affordable housing to be executed.

Aircraft Noise Exposure Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Development sensitive to aircraft noise designed to manage noise intrusion to reduce land use conflict and protect human health.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

PO 1.1

Buildings that accommodate activities that are sensitive to aircraft noise designed to minimise aircraft noise intrusion and provide appropriate interior acoustic amenity.

DTS/DPF 1.1

None are applicable

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Airport Building Heights (Aircraft Landing Areas) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Management of potential impacts of buildings on the operational and safety requirements of aircraft landing areas.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Built Form

PO 1.1

Building height does not pose a hazard to the operation of an aircraft landing area.

DTS/DPF 1.1

The distance from any part of a runway centreline to the closest point of the building is greater than 30 times building height.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Airport Building Heights (Regulated) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Management of potential impacts of buildings on the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Built Form

PO 1.1

Building height does not pose a hazard to the operation of a certified aerodrome.

DTS/DPF 1.1

Building height does not exceed the Obstacle Limitations Surface (OLS) in the *Airport Building Heights (Regulated) Technical and Numeric Variation Overlay*.

PO 1.2

Development is adequately separated from runways and other operational facilities within certified aerodromes to minimise the potential for building generated turbulence and windshear.

DTS/DPF 1.2

The distance from any part of a runway centreline to the closest point of the building is 35 times building height or more

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Development of a building height which would exceed the Obstacle Limitation Surface.	Commonwealth Secretary for the Department of Infrastructure, Regional Development and Cities	To provide expert assessment and direction to the relevant authority on potential impacts on the safety and operation of aviation activities

Building Near Airfields Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Management of lighting and bird attraction impacts on the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

PO 1.1

Outdoor lighting does not pose a hazard to commercial or military aircraft operations.

DTS/DPF 1.1

Development does not include outdoor floodlighting

PO 1.2

Development likely to attract birds adequately separated from airfields to minimise the potential for aircraft bird strike.

DTS/DPF 1.2

Development incorporating one or more of the following land uses is located not less than 3km from the boundaries of an airport used by commercial or military aircraft:

- a. food packing/processing plant;
- b. horticulture;
- c. intensive animal husbandry;
- d. showground;
- e. waste management facility;
- f. waste transfer station;
- g. wetland; or
- h. wildlife sanctuary.

PO 1.3

Buildings and structures that are sensitive to aircraft noise designed to minimise aircraft noise intrusion and provide appropriate interior amenity.

DTS/DPF 1.3
None are applicable

Procedural Matters

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Character Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Reinforce valued streetscape characteristics through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Built Form

PO 1.1

The form of new buildings and structures that are visible from the public realm consistent with the valued streetscape characteristics of the character area.

DTS 1.1

None are applicable.

PO 1.2

Development is consistent with the prevailing building and wall heights in the character area.

DTS 1.2

None are applicable.

PO 1.3

Design and architectural detailing of street facing buildings consistent with the prevailing characteristics in the character area.

DTS 1.3

None are applicable.

PO 1.4

Development is consistent with the prevailing front and side boundary setback pattern in the character area.

DTS 1.4

None are applicable.

PO 1.5

Materials are either consistent with or complement those within the character area.

DTS 1.5

None are applicable.

Alterations and Additions

PO 2.1

Additions and alterations do not adversely impact on the streetscape character.

DTS/DPF 2.1

Additions and alterations:

- (a) fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street; or
- (b) where including a second storey addition, the additions are not visible from the primary street assuming a 45 degree view angle measured from the primary frontage allotment boundary; and

- (c) do not include any development forward of the front façade building line; and
- (d) that comprise side or rear extensions that are no closer to the side boundary than the existing building and are not visible from the primary street.

PO 2.2

Encourage the adaptive reuse of buildings that complement the prevailing characteristics of the locality, by enabling complementary changes to buildings to accommodate new land uses.

DTS 2.2

None are applicable.

Ancillary Development

PO 3.1

Ancillary development, including carports, outbuildings and garages, complements the character of the area and associated building(s).

DTS 3.1

None are applicable.

PO 3.2

Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s).

DTS 3.2

None are applicable.

PO 3.3

Advertising and advertising hoardings are located and designed to complement the building, be unobtrusive, not conceal or obstruct significant architectural elements and detailing, or dominate the building or its setting.

DTS 3.3

None are applicable.

PO 3.4

Front fencing and gates should be consistent with the traditional period, style and form of the associated built form.

DTS 3.4

None are applicable.

Land Division

PO 4.1

Land division creates allotments that are capable of accommodating buildings of a bulk and scale that reflect existing buildings and setbacks in the character area.

DTS 4.1

None are applicable.

Context and Streetscape Amenity

PO 5.1

The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways in the character area.

DTS 5.1

None are applicable.

PO 5.2

Development maintains the valued landscape pattern and characteristics that contribute to the character area, except where they compromise safety, create nuisance, or impact adversely on existing buildings or infrastructure.

DTS 5.2

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Character Area Statement

Character Area Overlays identify areas that comprise variable, but cohesive high quality streetscape. They are characterised by a generally consistent rhythm of building setting and spacing, allotment patterns, landscape features and the scale, proportion and form of the buildings and their key elements. Development within the Overlay will preserve these attributes.

Existing building stock that contributes to these attributes should be redeveloped in a manner as to retain their contribution to the prevailing streetscape.

New development will remain consistent, or enhance these streetscape attributes through maintaining a compatible siting, form, rhythm and/or visual consistency to the prevailing streetscape.

Example – 1950s – 1960s Housing Trust

Characteristics	Examples
Historical Period	- Late 1950's and early 1960's.
Subdivision Pattern	-Irregular allotment shapes and curvilinear street pattern. -Detached, 300 sqm , 10m min frontage Semi-detached, 270 sqm, 9m min frontage Single storey row dwelling, 200 sqm, 7m min frontage Double storey row dwelling, 180 sqm, 6m min frontage.
Architectural Buildings	-Single storey semi-detached dwellings (double-unit) -Detached dwellings
Materials	-Brick or concrete block with stylistic treatments varying house to house. -Roofs should remain clad in corrugated iron
Setting and Public Realm	-Large proportion of open space as parks and gardens -Established mature trees in landscaped road reserves
Fencing	-The incorporation of fences and gates in keeping with the height, scale and type of fences in the locality.
Height	-Low density detached and semi-detached dwellings. -Low-medium density row dwellings up to two storeys in height. - Two storey extensions should be set well back from the principal elevation and should not dominate the front section of the dwelling.

Example – 1920s – 1950s Mixed Residential

Characteristics	Prevailing Characteristics
Era of Development	-1920 to 1950.
Subdivision Pattern	-Strong uniformity of layout and buildings. -Medium sized detached housing on substantial allotments.

Architectural Buildings	-Predominantly Bungalow and Tudor. -Some examples of Spanish Mission, Dutch Gable and Art Deco.
Materials	-Freestone. -Red brick. -Stucco and baked brick. -Exposed by ornate timber work. -Terracotta Tiles. -Galvanised Iron.
Setting and Public Realm	-Traditional well-maintained gardens. -Abundant mature vegetation. -Tree lined streets. -Woodville Oval (precinct's main focus).
Fencing	-Low brick, stucco or wire (integral with design of the house).
Height	-Generally single storey. -Consistent with the character of the precinct.

Character Preservation District Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Recognise, protect and enhance the special character of Character Preservation Districts.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Land division undertaken in accordance with Section 8 of the Character Preservation (Barossa Valley) Act 2012 and Section 8 of the Character Preservation (McLaren Vale) Act 2012.

DTS/DPF 1.1

None are applicable.

PO 1.2

Renewable energy facilities and ancillary development, waste treatment and management facilities and high voltage electricity lines are not supported.

DTS/DPF 1.2

None are applicable.

Built Form and Character

PO 2.1

Development occurring at the edge of townships is sympathetic to the rural landscape and reinforces a clear transition between townships and rural landscape through measures including:

- (a) being of a low scale;
- (b) orientating residential development towards the rural area;
- (c) visual separation from the rural area through landscaping and road reserves.

DTS/DPF 2.1

None are applicable.

PO 2.2

Development contributes to and maintains the historic identity and character of townships through appropriate:

- a) form;
- b) scale;
- c) siting;
- d) design; and
- e) landscaping.

DTS/DPF 2.2

None are applicable.

PO 2.3

Adaptive re-use of rural structures and historic and/or character buildings to support their preservation and ongoing contribution to the landscape.

DTS/DPF 2.3

None are applicable.

Built Form and Character in the Rural Area

PO 3.1

Preservation of existing natural features including topography, watercourses and mature trees.

DTS/DPF 3.1

None are applicable.

PO 3.2

Buildings and structures do not interrupt views of the skyline through measures including being sited below ridge lines.

DTS/DPF 3.2

None are applicable.

PO 3.3

Buildings and structures harmonise with the natural features of the landscape and reinforces the rural character through use of muted, neutral, non-reflective landscape colours on external surfaces.

DTS/DPF 3.3

None are applicable.

PO 3.4

Large buildings and structures sited and oriented to minimise their visual bulk, particularly if close to roads or in open settings where there are no other buildings or mature trees in close proximity.

DTS/DPF 3.4

None are applicable.

PO 3.5

Buildings and structures grouped to create compact clusters well set back from public roads.

DTS/DPF 3.5

None are applicable.

PO 3.6

Development mitigates the need for long, steep access roads that require excessive grading or removal of vegetation.

DTS/DPF 3.6

None are applicable.

Earthworks

PO 4.1

Excavation and filling of land limited to that associated with:

- a. minimising the visual impact of buildings or structures; or
- b. construction of water storage facilities.

DTS/DPF 4.1

Excavation and/or filling of land is:

- (a) no greater than 1.5 metres from natural ground level; and
- (b) only undertaken in order to reduce the visual impact of buildings or structures or to construct water storage facilities.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Coastal Areas Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Conservation and enhancement of the natural coastal environment, provision for natural coastal processes and recognition of current and future coastal hazards including sea level rise, flooding erosion and dune drift to avoid the need, now or in the future, for public expenditure on protection of the environment and development.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Division

PO 1.1

Land divided only if it or the subsequent development and use of the land will not adversely affect environmental values or the ability of the land or adjoining land to adapt to changing coastal processes.

DTS/DPF 1.1

Land division for minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.

PO 1.2

Land is not divided unless a layout is achieved whereby roads, parking areas and development sites for each allotment are at least 0.3m above the standard sea flood risk level, unless the land is, or can be provided with appropriate and acceptable coastal protection measures.

DTS/DPF 1.2

None are applicable.

PO 1.3

Other than small-scale infill land division in a predominantly urban zone, land division adjacent to the coast incorporates an existing or proposed public reserve (not including a road or erosion buffer) of a size adequate to provide for natural coastal processes, public access and recreation.

DTS/DPF 1.3

None are applicable.

Hazard Risk Minimisation

PO 2.1

Buildings sited over tidal water, or that are not capable of being raised or protected by flood protection measures in the future, are protected against the standard sea flood risk level and sea level rise.

DTS/DPF 2.1

Building floor levels are at least 1.25m above the standard sea flood risk level.

PO 2.2

Development, including associated roads and parking areas, but not minor structures unlikely to be adversely affected by flooding, protected from the standard sea flood risk level and sea level rise.

DTS/DPF 2.2

Development:

- (a) site levels are 0.3m or more above the standard sea flood risk level;
- (b) building floor levels are 0.55m or more above the standard sea flood risk level; and
- (c) practical measures to provide protection against an additional sea level rise of 0.7m plus an allowance to accommodate 100 years of land subsidence are incorporated.

PO 2.3

Development will not create or aggravate coastal erosion or require coast protection works that cause or aggravate coastal erosion.

DTS/DPF 2.3

None are applicable.

PO 2.4

Development set back a sufficient distance from the coast to provide an erosion buffer in addition to a public reserve that will allow for at least 100 years of coastal retreat for single buildings or small-scale developments, or 200 years of coastal retreat for large scale developments unless:

- (a) the development incorporates appropriate private coastal protection measures to protect it from anticipated erosion; or
- (b) there are formal commitments to protect the existing or proposed public reserve and development from anticipated coastal erosion.

DTS/DPF 2.4

None are applicable.

PO 2.5

Additions or alterations to or replacement of an existing dwelling does not increase the risk of effects from natural coastal processes such as flooding, sea-level rise, sand drift and erosion.

DTS/DPF 2.5

None are applicable.

Coast Protection Works

PO 3.1

Development avoids the need for coast protection works through measures such as setbacks to protect development from coastal erosion, sea or stormwater flooding, sand drift or other coastal processes.

DTS 3.1

None are applicable.

PO 3.2

Development does not compromise the structural integrity of any sea wall or levee bank or the ability to maintain, modify or upgrade any sea wall or levee bank.

DTS/DPF 3.2

None are applicable.

PO 3.3

Unavoidable coast protection works are the subject of binding agreements to cover the cost of future construction, operation, maintenance and management measures and will not:

- (a) have an adverse effect on coastal ecology, processes, conservation, public access and amenity;
- (b) require commitment of public resources including land; and
- (c) present an unacceptable risk of failure relative to potential hazard resulting from failure.

DTS/DPF 3.3

None are applicable.

Environment Protection

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, introduction of and spread of marine pests or any other means.

DTS/DPF 4.1

None are applicable.

PO 4.2

Development avoids delicate or environmentally-sensitive coastal areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation.

DTS/DPF 4.2

None are applicable.

PO 4.3

Development allows for ecological and natural landform adjustment to changing climatic conditions and sea levels, by allowing landward migration of dunes, coastal wetlands, mangrove and samphire areas.

DTS/DPF 4.3

None are applicable.

PO 4.4

Development avoids, or in built up areas minimises, impacts on important habitat areas that support the nesting, breeding and movement/migration patterns of fauna, including threatened shorebirds.

DTS/DPF 4.4

None are applicable.

PO 4.5

Development designed so that solid and fluid wastes and stormwater runoff are disposed of in a manner that avoids pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.

DTS/DPF 4.5

None are applicable.

PO 4.6

Development involving the removal of shell grit, cobbles or sand, other than for coastal protection works purposes, is not undertaken.

DTS/DPF 4.6

Development does not involve the removal of shell grit or sand.

Access

PO 5.1

Development maintains or enhances appropriate public access to and along the foreshore.

DTS/DPF 5.1

None are applicable.

PO 5.2

Public access through sensitive coastal landforms, particularly sand dunes, wetlands and cliffs, is restricted to defined pedestrian paths and constructed to minimise adverse environmental impact.

DTS/DPF 5.2

None are applicable.

PO 5.3

Access roads to the coast, lookouts and places of interest:

- (a) do not detract from the amenity or the environment;
- (b) are designed for slow moving traffic; and
- (c) are minimised in number.

DTS/DPF 5.3

None are applicable.

PO 5.4

Development on land adjoining a coastal reserve should be sited and designed to be compatible with the purpose, management and amenity of the reserve, as well as to prevent inappropriate access to or use of the reserve.

DTS/DPF 5.4

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>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, the following:</p> <p>(a) excavation or filling where the total volume of material excavated or filled exceeds 9m³;</p> <p>(b) dwellings and habitable buildings that</p> <p>(i) do not meet site and building floor level requirements set out in the Coastal Areas Overlay; or</p> <p>(ii) are within 100m of the mean high water mark;</p> <p>(c) other than within a Settlement Zone:</p> <p>(i) buildings with a floor area greater than 60m²;</p> <p>(ii) tourist accommodation, including a caravan park; or</p> <p>(iii) development that involves a division of land that would create 1 or more additional allotments;</p> <p>(d) off shore structures;</p> <p>(e) coast protection works; or</p> <p>(f) infrastructure within 100m landward of the mean high water mark.</p>	Coast Protection Board	<p>To provide expert assessment and direction to the relevant authority on:</p> <ul style="list-style-type: none"> the risk to development from current and future coastal hazards (including sea-level rise, coastal flooding, erosion, dune drift and acid sulfate soils); coast protection works; potential impacts from development on public access and the coastal environment (including important coastal features).

Defence Aviation Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Management of potential impacts of buildings on the operational and safety requirements of Defence Aviation Areas.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Built Form

PO 1.1

Building height does not pose a hazard to the operations of Defence Aviation Areas.

DTS/DPF 1.1

Building height does not exceed the relevant height specified by the Defence Aviation Area Technical and Numeric Variations Overlay.

PO 1.2

Exhaust stacks are designed and sited to minimise plume impacts on the operations of Defence Aviation Areas.

DTS/DPF 1.2

None are applicable.

PO 1.3

Buildings are adequately separated from airfields to minimise the potential for building generated turbulence and windshear.

DTS/DPF 1.3

The distance from any part of the runway centreline to the closest point of the building is greater than 35 times building height.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Design Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Development that positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

General

PO 1.1

Medium to high rise buildings and state significant development demonstrate high quality design.

DTS/DPF 1.1

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>Development:</p> <p>2) within the area of the overlay located within the Corporation of the City of Adelaide where the total amount to be applied to any work, when all stages of the development are completed, exceeds \$10,000,000;</p> <p>3) within the area of the overlay located within the City of Port Adelaide Enfield where the total amount to be applied to any work, when all stages of the development are completed, exceeds \$3 000 000;</p> <p>4) within all other areas of the overlay, that involves the erection or construction of a building that exceeds 4 building levels;</p> <p>5) except where it relates to a variation of an application if the development has previously—</p> <p>(a) been referred to the Government Architect; or</p> <p>(b) been given development authorisation under the Act.</p>	<p>Government Architect</p>	<p>To provide expert design advice to the Relevant Authority, including how development:</p> <ul style="list-style-type: none"> • responds to the surrounding context and contributes to the quality and character of a place; • contributes to inclusiveness, connectivity, and universal design of the built environment; • enables buildings and places that are fit for purpose, adaptable and long-lasting; • contributes to desirable places and communities

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
		<p>that promote investment;</p> <ul style="list-style-type: none"> • optimises performance and public benefit; and • supports sustainable and environmentally responsible development.

Dwelling Excision Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Creation of allotments to accommodate existing dwellings in primary production areas limited to avoid undermining primary production.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Division

PO 1.1

Land division to create an additional allotment to accommodate an existing dwelling limited to where it can be demonstrated that:

- (a) the dwelling is surplus to a productive land use; and
- (b) continuation of primary production land use will not be undermined.

DTS/DPF 1.1

No additional allotments are created.

PO 1.2

Land division to create an allotment to accommodate a surplus dwelling:

- (a) results in an allotment that supports rural living for the surplus dwelling; and
- (b) ensures that all other allotments are of a size to support primary production.

DTS/DPF 1.2

Land division creates no more than two allotments of which:

- (a) one allotment:
 - a. is 1 hectare or more in area;
 - b. has no boundary that is closer than 40m to an existing dwelling; and

- c. has a driveway 'handle' of no more than 50 metres in length if it is of a battle-axe configuration;
- (b) the other allotment has an area not less than that identified in the *Minimum Allotment Size Technical and Numeric Variation Overlay*.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Environment and Food Production Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Protection of rural, landscape, environmental and food production values from urban encroachment.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

PO 1.1

Land division undertaken in accordance with Section 7 of the Planning, Development and Infrastructure Act 2016.

DTS/DPF 1.1

None are applicable

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Future Road Widening Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Development which is consistent with and will not compromise efficient delivery of future road widening requirements.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria
 Future Road Widening Overlay

PO 1.1

Development does not compromise or is located and designed to minimise its impact on future road widening requirements.

DTS/DPF 1.1

Development does not involve building work, or building work is located wholly outside the land shown in the Future Road Widening Overlay.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Other than where all deemed-to-satisfy criteria for all policies relevant to this referral are met, development (including the division of land) that is within or may encroach within a Future Road Widening Area.	Commissioner of Highways	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.

Hazards (Bushfire – Outback) Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Development is located to minimise the threat and impact of bushfires on life and property.

DO 2

To facilitate access for emergency service vehicles to protect assets and lives from bushfire danger.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Habitable Buildings

PO 1.1

Residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation):

- (a) are sited to avoid, narrow gullies, steep slopes (especially slopes with a northerly or westerly aspect) and vegetated areas (including unmanaged grasslands) that pose an unacceptable bushfire risk; and
- (b) minimise the need to clear native vegetation.

DTS/DPF 1.1

Development meets the following requirements:

- (a) an asset protection zone with a minimum width of 50m already exists and can continue to be maintained around the accommodation; and
- (b) the asset protection zone is contained wholly within the allotment of the development.

Vehicle Access –Roads and Driveways

PO 2.1

Roads are designed and constructed to:

- (a) facilitate the safe and effective:
 - ii. use, operation and evacuation of fire-fighting and emergency personnel; and
 - iii. evacuation of residents; and
- (b) avoid the unnecessary clearance of native vegetation

DTS/DPF 2.1

Roads:

- (a) do not require the clearance of native vegetation;
- (b) are constructed with a formed, all-weather surface;
- (c) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road;
- (d) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road;
- (e) have a minimum formed road width of 6m;
- (f) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 2);
- (g) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 3);
- (h) incorporating use of cul-de-sac endings or dead end roads to not exceed 200m in length and the end of the road to have either:
 - a. a turning area with a minimum formed surface radius of 12.5m (Figure 4); or
 - b. a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 5); and
- (i) incorporate solid, all-weather crossings that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, over any watercourse.

PO 2.2

Where the furthest point of the building from the nearest public road is greater than 30m, driveways are designed and constructed to:

- (a) facilitate the safe and effective:
 - i. use, operation and evacuation of fire-fighting and emergency personnel; and
 - ii. evacuation of residents; and
- (b) avoid the unnecessary clearance of native vegetation.

DTS/DPF 2.2

Driveways:

- (a) do not require the clearance of native vegetation;
- (b) do not exceed 600m in length;
- (c) are constructed with a formed, all-weather surface;
- (d) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8);
- (e) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway;

- (f) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the driveway;
- (g) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 2);
- (h) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 6);
- (i) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 2);
- (j) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 3);
- (k) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by incorporating at the end of the driveway either:
 - ii. a loop road around the building; or
 - iii. a turning area with a minimum radius of 12.5m (Figure 4); or
 - iv. 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 5).
- (l) incorporate solid, all-weather crossings that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, over any watercourse.

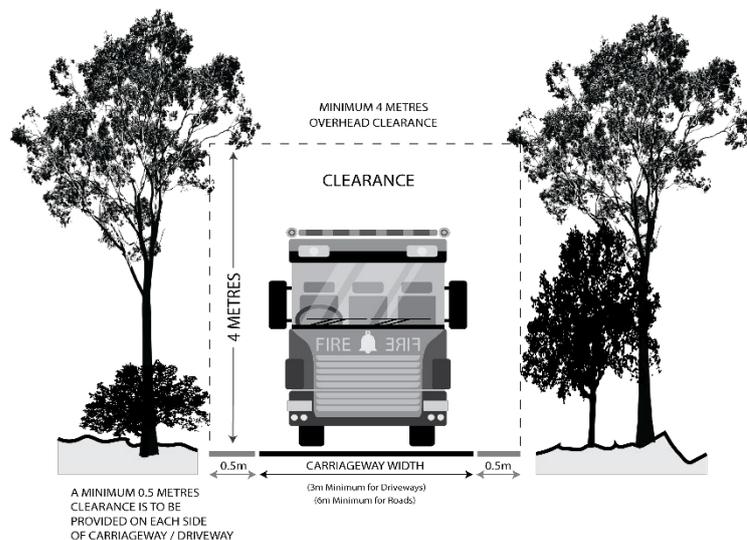
Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Figures and Diagrams

Fire Appliance Clearances

Figure 1 – Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

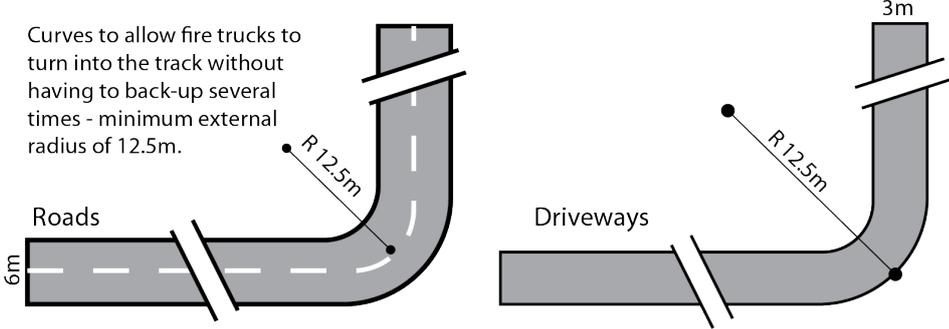


Figure 3 – Full Circle Turning Area

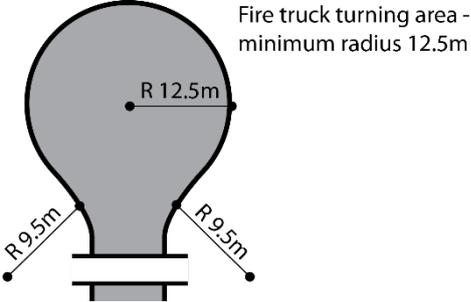


Figure 4 - 'T' or 'Y' Shaped Turning Head

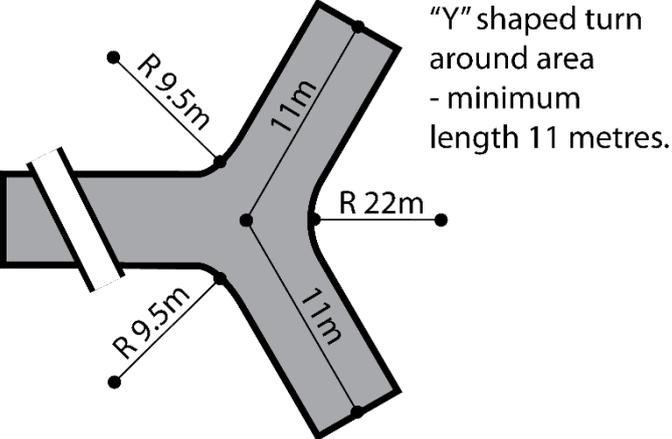
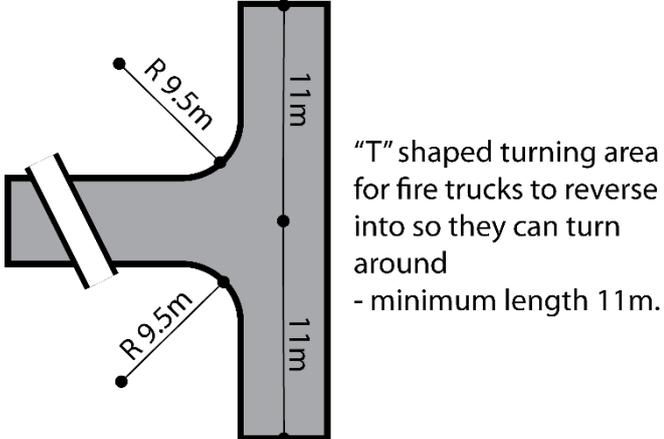
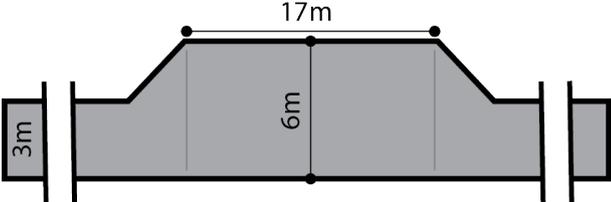


Figure 5 - Driveway Passing Bays

Passing bay for fire trucks - minimum width 6 metres, minimum length 17 metres.



Hazards (Bushfire – Regional) Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Development is located to minimise the threat and impact of bushfires on life and property.

DO 2

To facilitate access for emergency service vehicles to protect assets and lives from bushfire danger.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Siting

PO 1.1

Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of:

- (a) vegetation cover comprising trees and/or shrubs and/or unmanaged grasslands;
- (b) poor access;
- (c) rugged terrain;
- (d) isolated location (e.g. more than 600m from a public road);
- (e) inability to provide an adequate asset protection zone; and/or
- (f) inability to provide a suitable site for an adequate supply of water for firefighting purposes.

DTS/DPF 1.1

None are applicable

Built Form

PO 2.1

Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts

DTS/DPF 2.1

None are applicable

PO 2.2

Extensions to existing buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation) in the event of bushfire.

DTS/DPF 2.2

None are applicable

Habitable Buildings

PO 3.1

To minimise the threat, impact and exposure to bushfires on life and property, residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation) are sited on the flatter portion of allotments and avoid steep slopes, especially:

- (a) upper slopes;
- (b) narrow ridge crests and the tops of narrow gullies; and
- (c) slopes with a northerly or westerly aspect.

DTS/DPF 3.1

None are applicable

PO 3.2

Residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation):

- (a) are sited away from vegetated areas that pose an unacceptable bushfire risk; and
- (b) minimise the need to clear native vegetation.

DTS/DPF 3.2

Development meets the following requirements:

- (a) an asset protection zone with a minimum width of 50m already exists and can continue to be maintained around the accommodation; and
- (b) the asset protection zone is contained wholly within the allotment of the development.

PO 3.3

Residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation) have a dedicated and accessible water supply available at all times for fire-fighting purposes.

DTS/DPF 3.3

Development has a dedicated water supply available at all times for fire-fighting purposes:

- (a) comprising a minimum of 5000 litres; and
- (b) positioned in an accessible location and accompanied with necessary equipment to allow occupants to minimise the spread of bushfire to the accommodation.

Land Division

PO 4.1

Land division is designed to:

- (a) minimise fire risk danger to residents, other occupants of buildings and firefighting personnel;
- (b) minimise the potential risk of damage to buildings and other property during a bushfire; and
- (c) ensure each allotment contains a suitable building envelope that is located away from any vegetation that would pose an unacceptable risk in the event of bushfire.

DTS/DPF 4.1

None are applicable

PO 4.2

Land division designed in accordance with Figure 1 to:

- (a) facilitate the movement of emergency vehicles through, within and out of bushfire risk areas;
- (b) provide a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads. Where cul-de-sacs/dead end roads are proposed an alternative emergency evacuation route is provided;
- (c) facilitate the safe and efficient evacuation of residents, visitors and other personnel during a bushfire event and not rely on fire tracks as means of evacuation; and
- (d) include at least two separate entry/exit points where 10 or more allotments are proposed.

DTS/DPF 4.2

None are applicable

PO 4.3

Land division will ensure provision of a bushfire buffer zone that isolates residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road and other means such as open parks and sporting areas that achieve adequate separation (Figure 1).

DTS/DPF 4.3

None are applicable

Vehicle Access –Roads and Driveways

PO 5.1

Roads are designed and constructed to:

- (a) facilitate the safe and effective:
 - i. use, operation and evacuation of fire-fighting and emergency personnel; and
 - ii. evacuation of residents; and
- (b) avoid the unnecessary clearance of native vegetation avoid the unnecessary clearance of native vegetation

DTS/DPF 5.1

Roads:

- (a) do not require the clearance of native vegetation;
- (b) are constructed with a formed, all-weather surface;
- (c) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road;
- (d) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road;
- (e) have a minimum formed road width of 6m;
- (f) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 2);
- (g) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 3);
- (h) incorporating use of cul-de-sac endings or dead end roads to not exceed 200m in length and the end of the road to have either:
 - (i) a turning area with a minimum formed surface radius of 12.5m (Figure 4); or
 - (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 5); and

- (i) incorporate solid, all-weather crossings that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, over any watercourse.

PO 5.2

Where the furthest point of the building from the nearest public road is greater than 30m, driveways are designed and constructed to:

- (a) facilitate the safe and effective:
 - i. use, operation and evacuation of fire-fighting and emergency personnel; and
 - ii. evacuation of residents; and
- (b) avoid the unnecessary clearance of native vegetation

DTS/DPF 5.2

Driveways:

- (a) do not require the clearance of native vegetation;
- (b) do not exceed 600m in length;
- (c) are constructed with a formed, all-weather surface;
- (d) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8);
- (e) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway;
- (f) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the driveway;
- (g) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 2);
- (h) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 6);
- (i) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 2);
- (j) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 3);
- (k) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by incorporating at the end of the driveway either:
 - ii. a loop road around the building; or
 - iii. a turning area with a minimum radius of 12.5m (Figure 4); or
 - iv. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 5).
- (l) incorporate solid, all-weather crossings that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, over any watercourse.

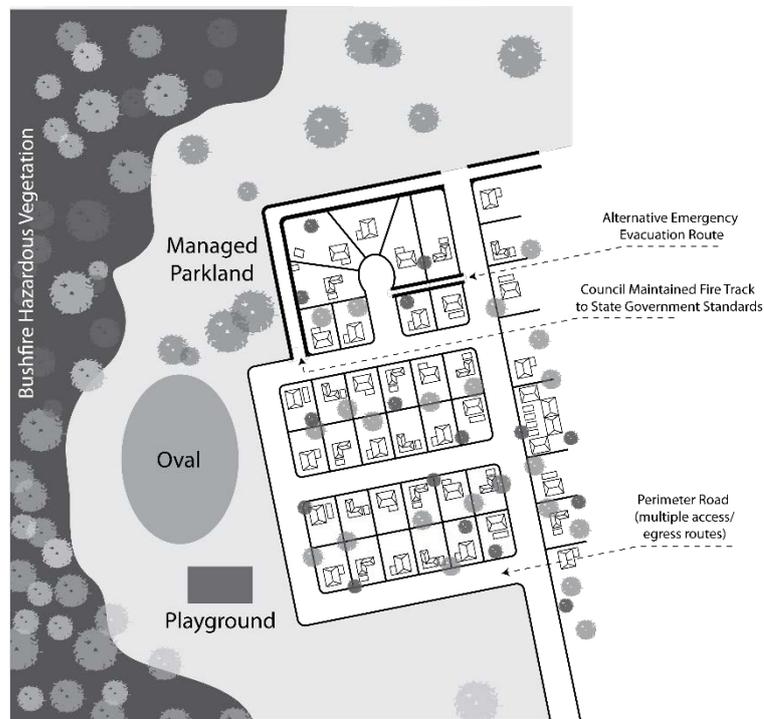
Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Figures and Diagrams

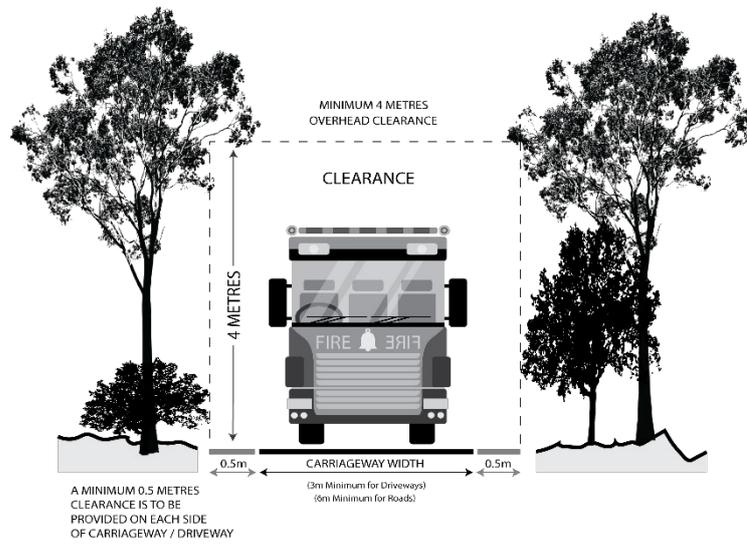
Land Division

Figure 1 – Land Division Layout



Fire Appliance Clearances

Figure 2 – Overhead and Side Clearances



Roads and Driveway Design

Figure 3 - Road and Driveway Curves

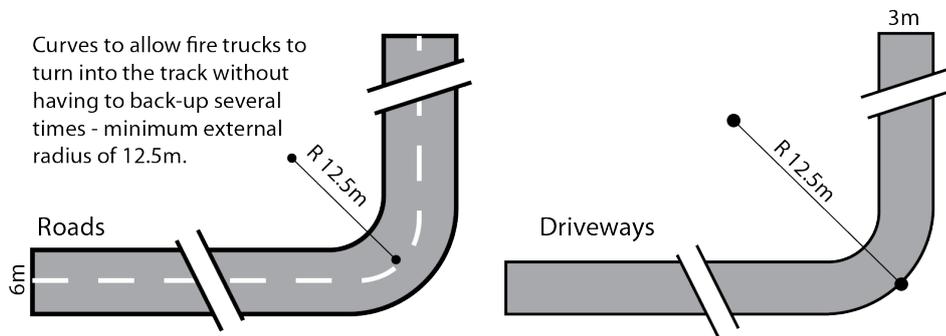


Figure 4 – Full Circle Turning Area

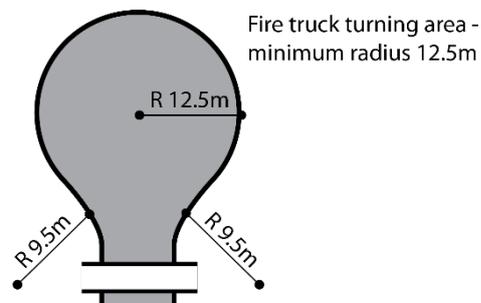


Figure 5 - 'T' or 'Y' Shaped Turning Head

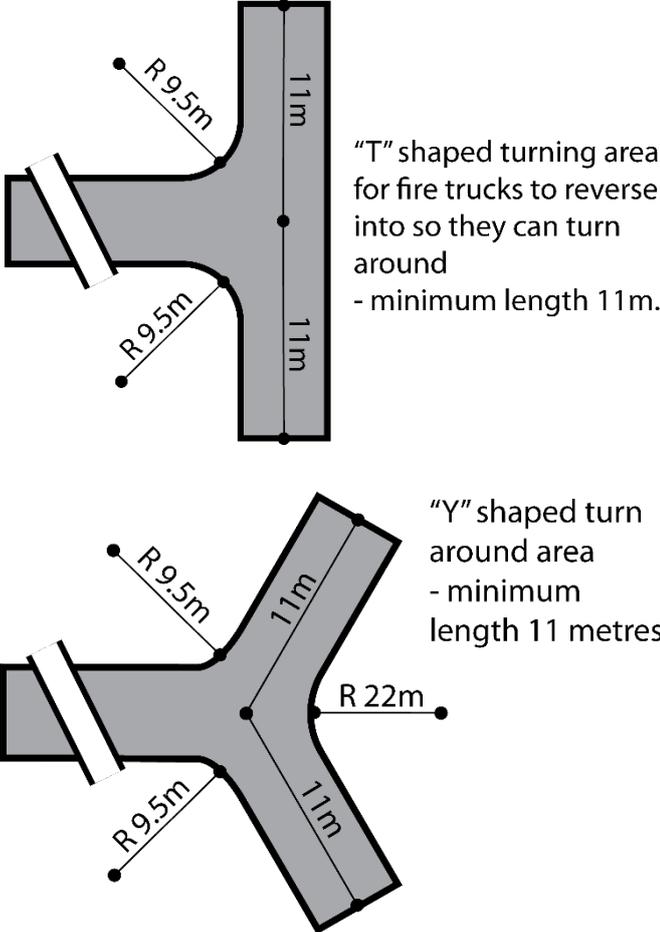
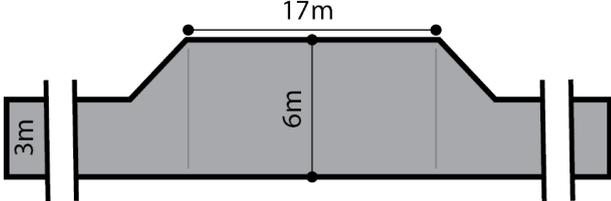


Figure 6 - Driveway Passing Bays

Passing bay for fire trucks - minimum width 6 metres, minimum length 17 metres.



Hazards (Acid Sulfate Soils) Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Protection of the environment and development from the release of acid water resulting from the disturbance of acid sulfate soils.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Excavation or change to a water table is managed in a way that effectively avoids potential harm or damage to any of the following from release of acid sulfate soils:

- a. marine and estuarine environments;
- b. natural water bodies and wetlands;
- c. agricultural or aquaculture activities;
- d. buildings, structures and infrastructure; or
- e. public health.

DTS/DPF 1.1

Development does not involve or cause:

- a. excavation of land; or
- b. change to a water table.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Hazards (Bushfire – General Risk) Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Development responds to the general level of bushfire risk by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property.

DO 2

To facilitate access for emergency service vehicles to protect assets and lives from bushfire danger.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Siting

PO 1.1

Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of:

- a. vegetation cover comprising trees and/or shrubs and/or unmanaged grasslands;
- b. poor access;
- c. rugged terrain;
- d. isolated location (e.g. more than 600m from a public road);
- e. inability to provide an adequate asset protection zone; and/or
- f. inability to provide a suitable site for an adequate supply of water for firefighting purposes.

DTS/DPF 1.1

None are applicable.

Built Form

PO 2.1

Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.

DTS/DPF 2.1

None are applicable.

PO 2.2

Extensions to existing buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation) in the event of bushfire.

DTS/DPF 2.2

None are applicable.

Habitable Buildings

PO 3.1

To minimise the threat, impact and exposure to bushfires on life and property, residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student

accommodation and workers accommodation) are sited on the flatter portion of allotments and avoid steep slopes, especially:

- a. upper slopes;
- b. narrow ridge crests and the tops of narrow gullies; and
- c. slopes with a northerly or westerly aspect.

DTS/DPF 3.1

None are applicable.

PO 3.2

Residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation):

- a. are sited away from vegetated areas that pose an unacceptable bushfire risk; and
- b. minimise the need to clear native vegetation.

DTS/DPF 3.2

Development meets the following requirements:

- a. an asset protection zone with a minimum width of 50m already exists and can continue to be maintained around the accommodation; and
- b. the asset protection zone is contained wholly within the allotment of the development.

PO 3.3

Residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation) have a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with Ministerial Building Standard SA 008.

DTS/DPF 3.3

None are applicable.

Land Division

PO 4.1

Land division is designed to:

- a. minimise fire risk danger to residents, other occupants of buildings and firefighting personnel;
- b. minimise the potential risk of damage to buildings and other property during a bushfire; and
- c. ensure each allotment contains a suitable building envelope that is located away from any vegetation that would pose an unacceptable risk in the event of bushfire.

DTS/DPF 4.1

None are applicable.

PO 4.2

Land division designed in accordance with Figure 1 to:

- (a) facilitate the movement of emergency vehicles through, within and out of bushfire risk areas;
- (b) provide a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads. Where cul-de-sacs/dead end roads are proposed an alternative emergency evacuation route is provided;

- (c) facilitate the safe and efficient evacuation of residents, visitors and other personnel during a bushfire event and not rely on fire tracks as means of evacuation; and
- (d) include at least two separate entry/exit points where 10 or more allotments are proposed.

DTS/DPF 4.2

None are applicable.

PO 4.3

Land division will ensure provision of a bushfire buffer zone that isolates residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road and other means such as open parks and sporting areas that achieve adequate separation (Figure 1).

DTS/DPF 4.3

None are applicable.

Vehicle Access –Roads and Driveways

PO 5.1

Roads are designed and constructed to:

- (a) facilitate the safe and effective:
 - i. use, operation and evacuation of fire-fighting and emergency personnel; and
 - ii. evacuation of residents; and
- (b) avoid the unnecessary clearance of native vegetation

DTS/DPF 5.1

Roads:

- (a) do not require the clearance of native vegetation;
- (b) are constructed with a formed, all-weather surface;
- (c) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road;
- (d) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road;
- (e) have a minimum formed road width of 6m;
- (f) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 2);
- (g) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 3);
- (h) incorporating use of cul-de-sac endings or dead end roads to not exceed 200m in length and the end of the road to have either:
 - i. a turning area with a minimum formed surface radius of 12.5m (Figure 4); or
 - ii. a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 5); and
- (i) incorporate solid, all-weather crossings that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, over any watercourse.

PO 5.2

Where the furthest point of the building from the nearest public road is greater than 30m, driveways are designed and constructed to:

- (a) facilitate the safe and effective:
 - i. use, operation and evacuation of fire-fighting and emergency personnel; and
 - ii. evacuation of residents; and
- (b) avoid the unnecessary clearance of native vegetation

DTS/DPF 5.2

Driveways:

- (a) do not require the clearance of native vegetation;
- (b) do not exceed 600m in length;
- (c) are constructed with a formed, all-weather surface;
- (d) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8);
- (e) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway;
- (f) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the driveway;
- (g) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 2);
- (h) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 6);
- (i) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 2);
- (j) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 3);
- (k) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by incorporating at the end of the driveway either:
 - i. a loop road around the building; or
 - ii. a turning area with a minimum radius of 12.5m (Figure 4); or
 - iii. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 5).
- (l) incorporate solid, all-weather crossings that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, over any watercourse.

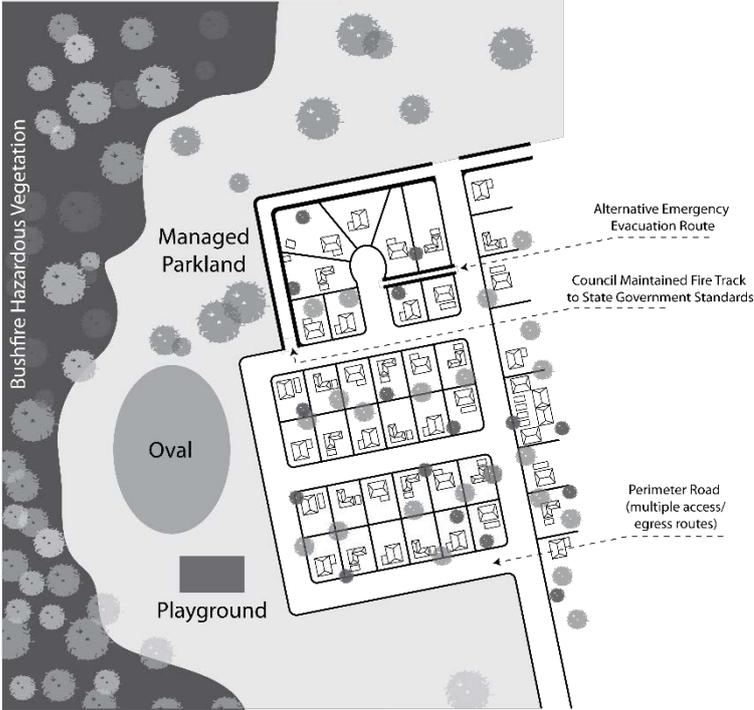
Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Figures and Diagrams

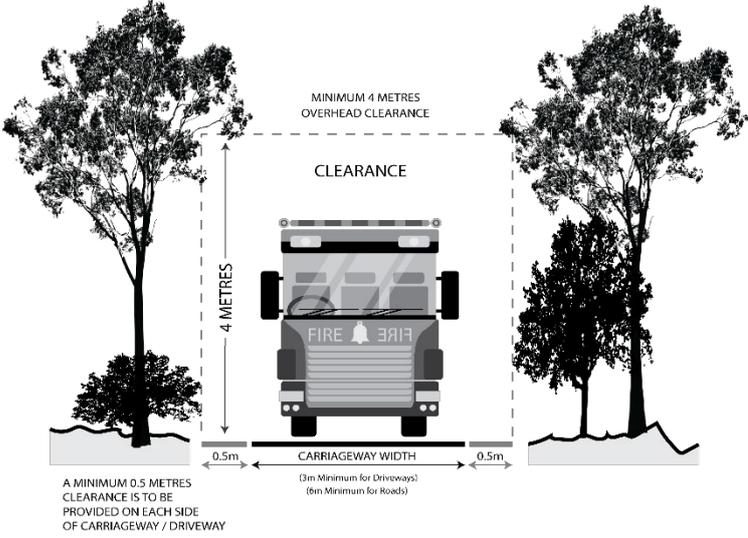
Land Division

Figure 1 – Land Division Layout



Fire Appliance Clearances

Figure 2 – Overhead and Side Clearances



Roads and Driveway Design

Figure 3 - Road and Driveway Curves

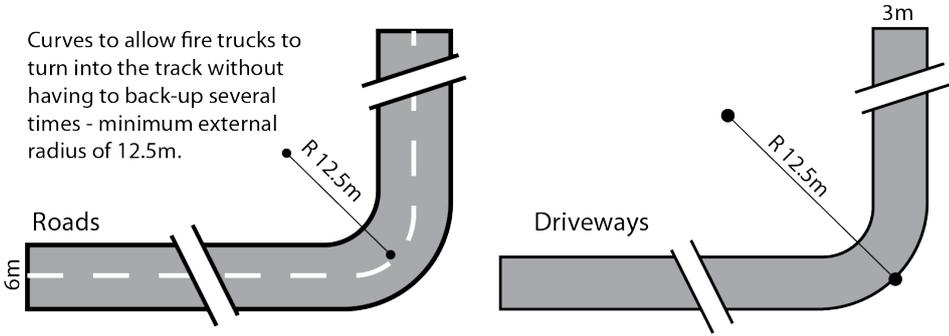


Figure 4 – Full Circle Turning Area

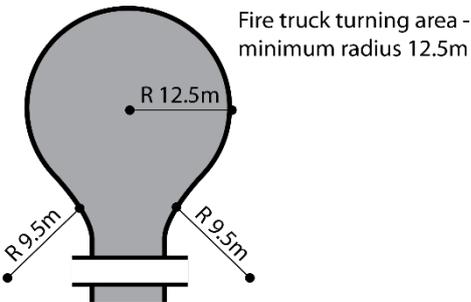


Figure 5 - 'T' or 'Y' Shaped Turning Head

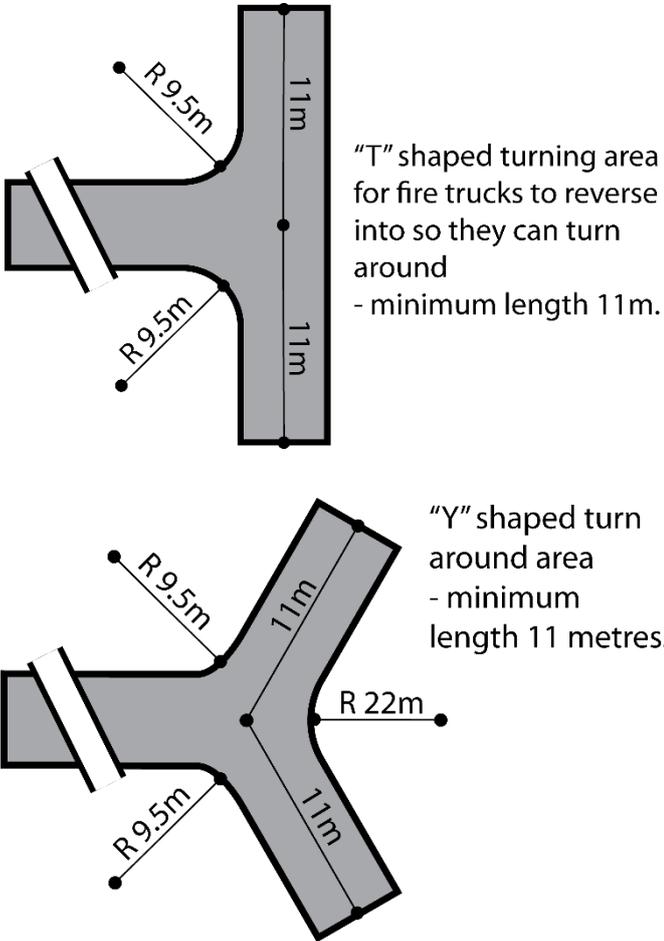
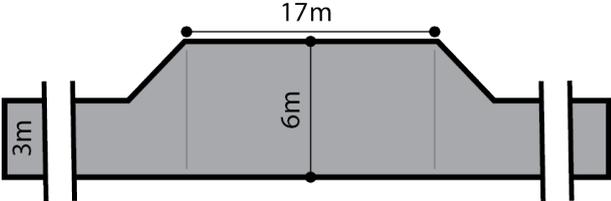


Figure 6 - Driveway Passing Bays

Passing bay for fire trucks - minimum width 6 metres, minimum length 17 metres.



Hazards (Bushfire – High Risk) Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Development will be sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks:

- (a) potential for uncontrolled bushfire events
- (b) high levels and exposure to ember attack;
- (c) impact from burning debris;
- (d) radiant heat; and
- (e) likelihood and direct exposure to flames from a fire front.

DO 2

Activities that increase the number of people living and working in the area or where evacuation would be difficult is situated away from areas of unacceptable bushfire risk.

DO 3

To facilitate access for emergency service vehicles to protect assets and lives from bushfire danger.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use

PO 1.1

Development that significantly increases the potential for fire outbreak as a result of the spontaneous combustion of materials, spark generation or through the magnification and reflection of light are not located in areas of unacceptable bushfire risk.

DTS/DPF 1.1

None are applicable.

PO 1.2

Pre-schools, educational establishments, hospitals, retirement and supported accommodation are sited away from:

- (a) areas of unacceptable bushfire risk; and
- (b) locations where staff, children, students, residents and the public cannot be safely evacuated in the event of a bushfire.

DTS/DPF 1.2

None are applicable.

Siting

PO 2.1

Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of:

- (a) vegetation cover comprising trees and/or shrubs and/or unmanaged grasslands;
- (b) poor access;
- (c) rugged terrain;
- (d) isolated location (e.g. more than 600m from a public road);
- (e) inability to provide an adequate asset protection zone; and/or

(f) inability to provide a suitable site for an adequate supply of water for firefighting purposes.

DTS/DPF 2.1

None are applicable.

Built Form

PO 3.1

Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.

DTS/DPF 3.1

None are applicable.

PO 3.2

Extensions to existing buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation) in the event of bushfire.

DTS/DPF 3.2

None are applicable.

Habitable Buildings

PO 4.1

To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation) are sited on the flatter portion of allotments and avoid steep slopes, especially:

- (a) upper slopes;
- (b) narrow ridge crests and the tops of narrow gullies; and
- (c) slopes with a northerly or westerly aspect.

DTS/DPF 4.1

None are applicable.

PO 4.2

Residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation):

- (a) are sited away from vegetated areas that pose an unacceptable bushfire risk; and
- (b) minimise the need to clear native vegetation.

DTS/DPF 4.2

Development meets the following requirements:

- (a) an asset protection zone with a minimum width of 100m already exists and can be maintained around the accommodation; and
- (b) the asset protection zone is contained wholly within the allotment of the development.

PO 4.3

Residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation) have a dedicated area available that:

- (a) is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with Ministerial Building Standard SA 008; and
- (b) includes the provision of an all-weather hardstand area in a location that:
 - i. allows fire-fighting vehicles to safely access the dedicated water supply and exit the site in a forward direction; and
 - ii. is no further than 6 metres from the dedicated water supply outlet(s).

DTS/DPF 4.3

None are applicable.

Land Division

PO 5.1

Land division for residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation) will:

- (a) be limited to those areas specifically set aside for these uses; and
- (b) ensure provision of a bushfire buffer zone that isolates residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road and use of other means such as open parks and sporting areas that achieve adequate separation (Figure 1).

DTS/DPF 5.1

None are applicable.

PO 5.2

Land division designed to:

- (a) minimise fire risk danger to residents, other occupants of buildings and firefighting personnel;
- (b) minimise the potential risk of damage to buildings and other property during a bushfire; and
- (c) ensure each allotment contains a suitable building envelope that is located away from any vegetation that would pose an unacceptable risk in the event of bushfire.

DTS/DPF 5.2

None are applicable.

PO 5.3

Land division designed in accordance with Figure 1 to:

- (a) facilitate the movement of emergency vehicles through, within and out of bushfire risk areas;
- (b) provide a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads. Where cul-de-sacs/dead end roads are proposed an alternative emergency evacuation route is provided;
- (c) facilitate the safe and efficient evacuation of residents, visitors and other personnel during a bushfire event and not rely on fire tracks as means of evacuation; and
- (d) include at least two separate entry/exit points where 10 or more allotments are proposed.

DTS/DPF 5.3

None are applicable.

Vehicle Access –Roads and Driveways

PO 6.1

Roads are designed and constructed to:

- (a) facilitate the safe and effective:
 - i. use, operation and evacuation of fire-fighting and emergency personnel; and
 - ii. evacuation of residents.
- (b) avoid the unnecessary clearance of native vegetation

DTS/DPF 6.1

Roads:

- (a) do not require the clearance of native vegetation;
- (b) are constructed with a formed, all-weather surface;
- (c) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road;
- (d) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road;
- (e) have a minimum formed road width of 6m;
- (f) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 2);
- (g) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 3);
- (h) incorporating use of cul-de-sac endings or dead end roads to not exceed 200m in length and the end of the road to have either:
 - i. a turning area with a minimum formed surface radius of 12.5m (Figure 4); or
 - ii. a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 5); and
- (i) incorporate solid, all-weather crossings that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, over any watercourse.

PO 6.2

Where the furthest point of the building from the nearest public road is greater than 30m, driveways are designed and constructed to:

- (a) facilitate the safe and effective:
 - i. use, operation and evacuation of fire-fighting and emergency personnel; and
 - ii. evacuation of residents; and
- (b) avoid the unnecessary clearance of native vegetation

DTS/DPF 6.2

Driveways:

- (a) do not require the clearance of native vegetation;
- (b) do not exceed 600m in length;
- (c) are constructed with a formed, all-weather surface;
- (d) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8);
- (e) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway;
- (f) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the driveway;
- (g) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 2);

- (h) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 6);
- (i) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 2);
- (j) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 3);
- (k) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by incorporating at the end of the driveway either:
 - i. a loop road around the building; or
 - ii. a turning area with a minimum radius of 12.5m (Figure 4); or
 - iii. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 5).
- (l) incorporate solid, all-weather crossings that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, over any watercourse.

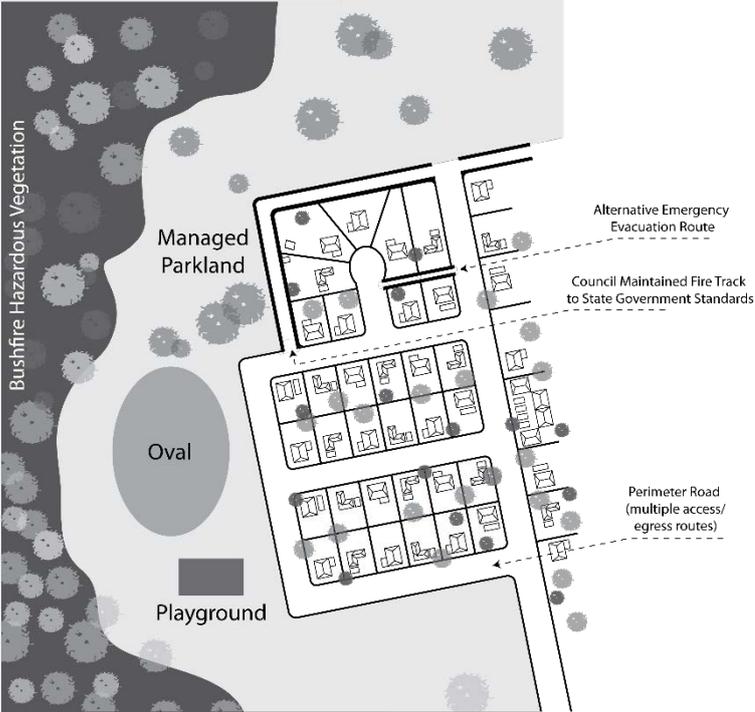
Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>The following types of development (including alterations and additions which increase the floor area of such buildings by 10% or more):</p> <ul style="list-style-type: none"> (a) Land Division creating one or more additional allotments; (b) Dwellings; (c) Ancillary accommodation; (d) Residential flat buildings; (e) Tourist accommodation; (f) Boarding homes; (g) Dormitory style accommodation; (h) Workers' accommodation (i) Student accommodation (j) Pre-schools; (k) Educational establishments; (l) Retirement villages; (m) Supported accommodation; (n) Residential parks; (o) Hospitals. 	<p>South Australian Country Fire Service</p>	<p>To provide expert assessment and direction to the relevant authority on the potential impacts of bushfire on the development.</p>

Figures and Diagrams

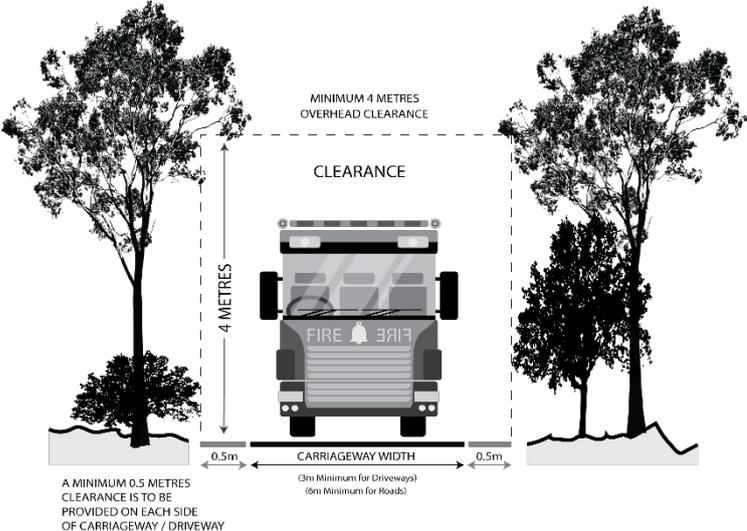
Land Division

Figure 1 – Land Division Layout



Fire Appliance Clearances

Figure 2 – Overhead and Side Clearances



Roads and Driveway Design

Figure 3 - Road and Driveway Curves

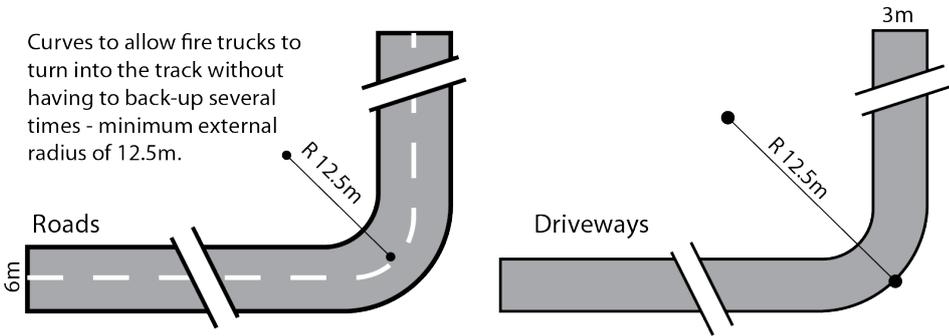


Figure 4 – Full Circle Turning Area

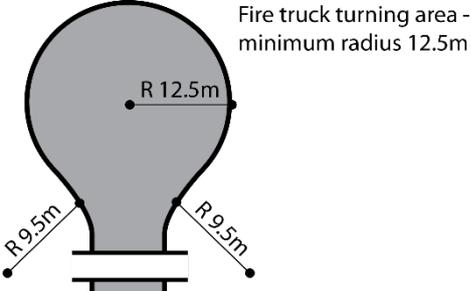


Figure 5 - 'T' or 'Y' Shaped Turning Head

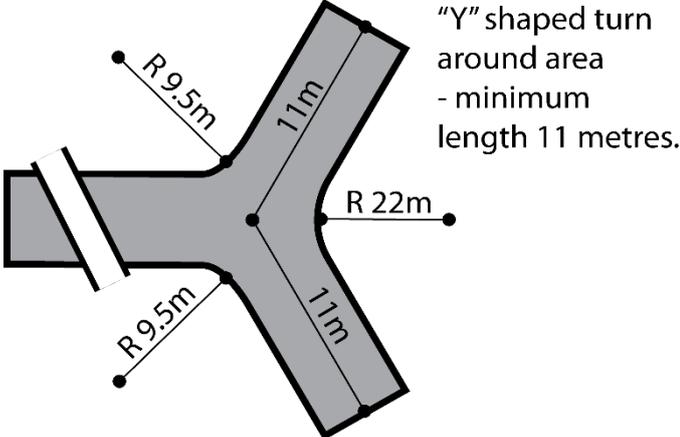
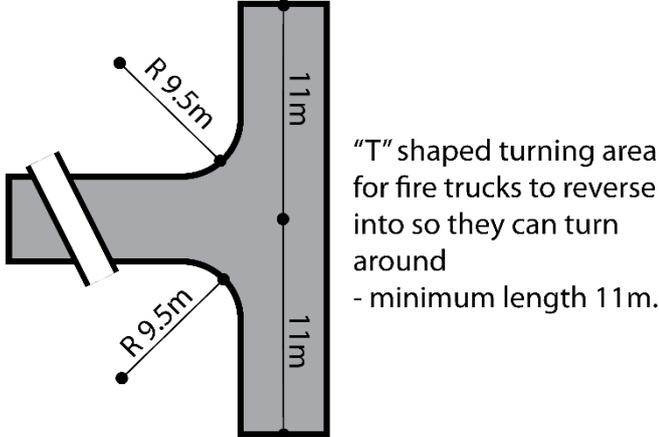
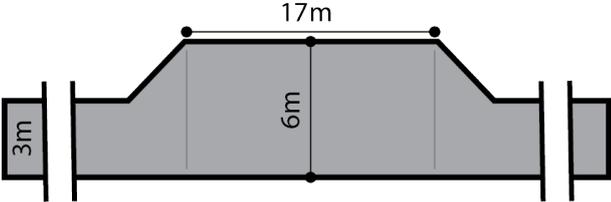


Figure 6 - Driveway Passing Bays

Passing bay for fire trucks - minimum width 6 metres, minimum length 17 metres.



Hazards (Bushfire – Medium Risk) Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Development responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property.

DO 2

To facilitate access for emergency service vehicles to protect assets and lives from bushfire danger.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Siting

PO 1.1

Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of:

- (a) vegetation cover comprising trees and/or shrubs and/or unmanaged grasslands;
- (b) poor access;
- (c) rugged terrain;
- (d) isolated location (e.g. more than 600m from a public road);
- (e) inability to provide an adequate asset protection zone; and/or
- (f) inability to provide a suitable site for an adequate supply of water for firefighting purposes.

DTS/DPF 1.1

None are applicable.

Built Form

PO 2.1

Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.

DTS/DPF 2.1

None are applicable.

PO 2.2

Extensions to existing buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation) in the event of bushfire.

DTS/DPF 2.2

None are applicable.

Habitable Buildings

PO 3.1

To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student

accommodation and workers accommodation) are sited on the flatter portion of allotments and avoid steep slopes, especially:

- (a) upper slopes;
- (b) narrow ridge crests and the tops of narrow gullies; and
- (c) slopes with a northerly or westerly aspect.

DTS/DPF 3.1

None are applicable.

PO 3.2

Residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation):

- (a) are sited away from vegetated areas that pose an unacceptable bushfire risk; and
- (b) minimise the need to clear native vegetation.

DTS/DPF 3.2

Development meets the following requirements:

- (a) an asset protection zone with a minimum width of 50m already exists and can continue to be maintained around the accommodation; and
- (b) the asset protection zone is contained wholly within the allotment of the development.

PO 3.3

Residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation) have a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with Ministerial Building Standard SA 008.

DTS/DPF 3.3

None are applicable.

Land Division

PO 4.1

Land division is designed to:

- (a) minimise fire risk danger to residents, other occupants of buildings and firefighting personnel;
- (b) minimise the potential risk of damage to buildings and other property during a bushfire; and
- (c) ensure each allotment contains a suitable building envelope that is located away from any vegetation that would pose an unacceptable risk in the event of bushfire.

DTS/DPF 4.1

None are applicable.

PO 4.2

Land division designed in accordance with Figure 1 to:

- (a) facilitate the movement of emergency vehicles through, within and out of bushfire risk areas;
- (b) provide a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads. Where cul-de-sacs/dead end roads are proposed an alternative emergency evacuation route is provided;

- (c) facilitate the safe and efficient evacuation of residents, visitors and other personnel during a bushfire event and not rely on fire tracks as means of evacuation; and
- (d) include at least two separate entry/exit points where 10 or more allotments are proposed.

DTS/DPF 4.2

None are applicable.

PO 4.3

Land division will ensure provision of a bushfire buffer zone that isolates residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road and other means such as open parks and sporting areas that achieve adequate separation (Figure 1).

DTS/DPF 4.3

None are applicable.

Vehicle Access –Roads and Driveways

PO 5.1

Roads are designed and constructed to:

- (a) facilitate the safe and effective:
 - i. use, operation and evacuation of fire-fighting and emergency personnel; and
 - ii. evacuation of residents; and
- (b) avoid the unnecessary clearance of native vegetation.

DTS/DPF 5.1

Roads:

- (b) do not require the clearance of native vegetation;
- (c) are constructed with a formed, all-weather surface;
- (d) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road;
- (e) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road;
- (f) have a minimum formed road width of 6m;
- (g) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 2);
- (h) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 3);
- (i) incorporating use of cul-de-sac endings or dead end roads to not exceed 200m in length and the end of the road to have either:
 - i. a turning area with a minimum formed surface radius of 12.5m (Figure 4); or
 - ii. a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 5); and
- (i) incorporate solid, all-weather crossings that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, over any watercourse.

PO 5.2

Where the furthest point of the building from the nearest public road is greater than 30m, driveways are designed and constructed to:

- (a) facilitate the safe and effective:
 - i. use, operation and evacuation of fire-fighting and emergency personnel; and
 - ii. evacuation of residents; and

- (b) avoid the unnecessary clearance of native vegetation.

DTS/DPF 5.2

Driveways:

- (a) do not require the clearance of native vegetation;
- (b) do not exceed 600m in length;
- (c) are constructed with a formed, all-weather surface;
- (d) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8);
- (e) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway;
- (f) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the driveway;
- (g) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 2);
- (h) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 6);
- (i) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 2);
- (j) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 3);
- (k) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by incorporating at the end of the driveway either:
 - i. a loop road around the building; or
 - ii. a turning area with a minimum radius of 12.5m (Figure 4); or
 - iii. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 5).
- (l) incorporate solid, all-weather crossings that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes, over any watercourse.

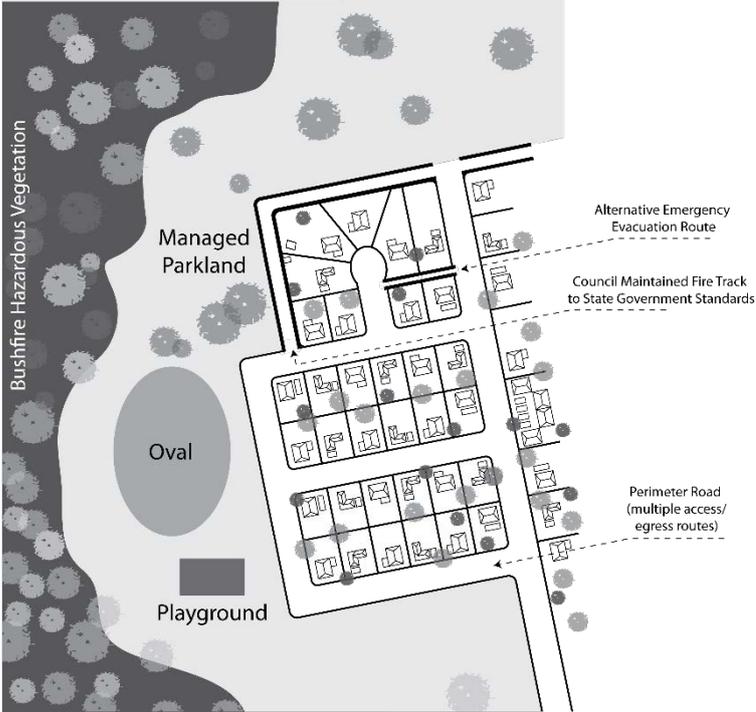
Procedural Matters (PM) Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Figures and Diagrams

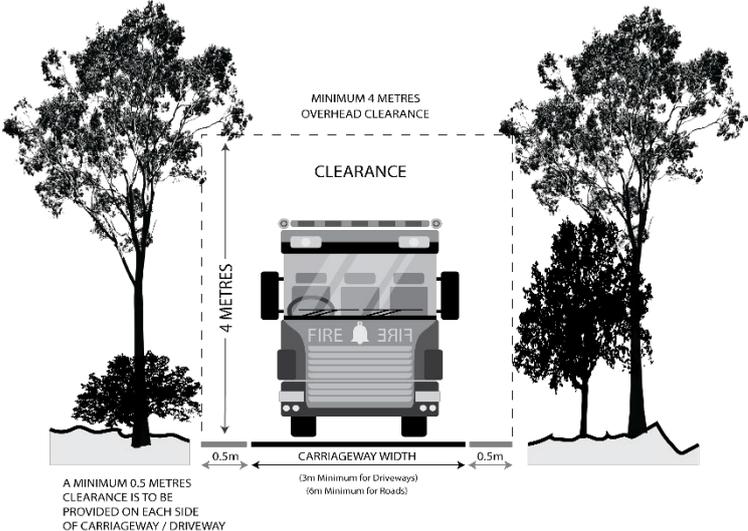
Land Division

Figure 1 – Land Division Layout



Fire Engine and Appliance Clearances

Figure 2 – Overhead and Side Clearances



Roads and Driveway Design

Figure 3 - Road and Driveway Curves

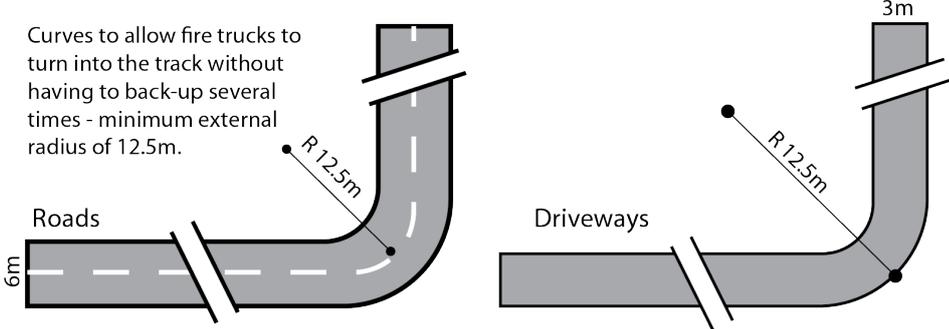


Figure 4 – Full Circle Turning Area

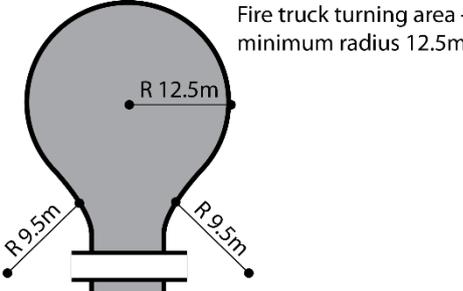


Figure 5 - 'T' or 'Y' Shaped Turning Head

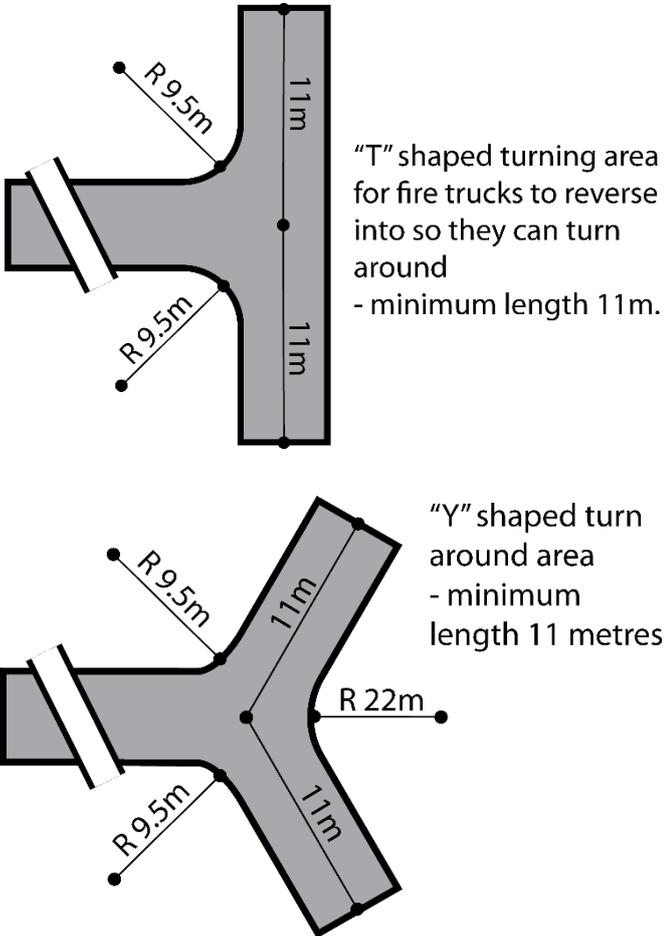
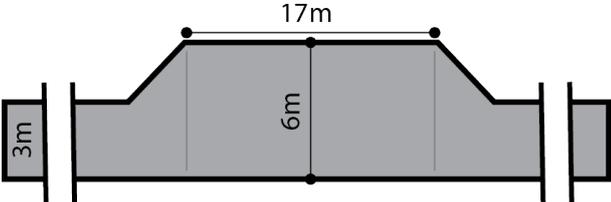


Figure 6 - Driveway Passing Bays

Passing bay for fire trucks - minimum width 6 metres, minimum length 17 metres.



Hazards (Bushfire – Urban Interface) Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Urban neighbourhoods that adjoin areas of General, Medium and High Bushfire Risk allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and the dangers posed by ember attack and facilitate evacuation to areas safe from bushfire danger.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Division

PO 1.1

Land division within the Urban Interface is designed to make provision for:

- (a) emergency vehicle access through to the bushfire risk area;
- (b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads. Where cul-de-sacs/dead end roads are proposed an alternative emergency evacuation route is provided;
- (c) the safe and efficient evacuation of residents, visitors and other personnel during a bushfire event and not rely on fire tracks as means of evacuation;
- (d) include at least two separate entry/exit points where 10 or more allotments are proposed; and
- (e) a bushfire buffer zone isolating residential allotments from areas of unacceptable bushfire risk by containing the allotments within a perimeter road and through other means such as open parks and sporting areas that achieve adequate separation (Figure 1).

DTS/DPF 1.1

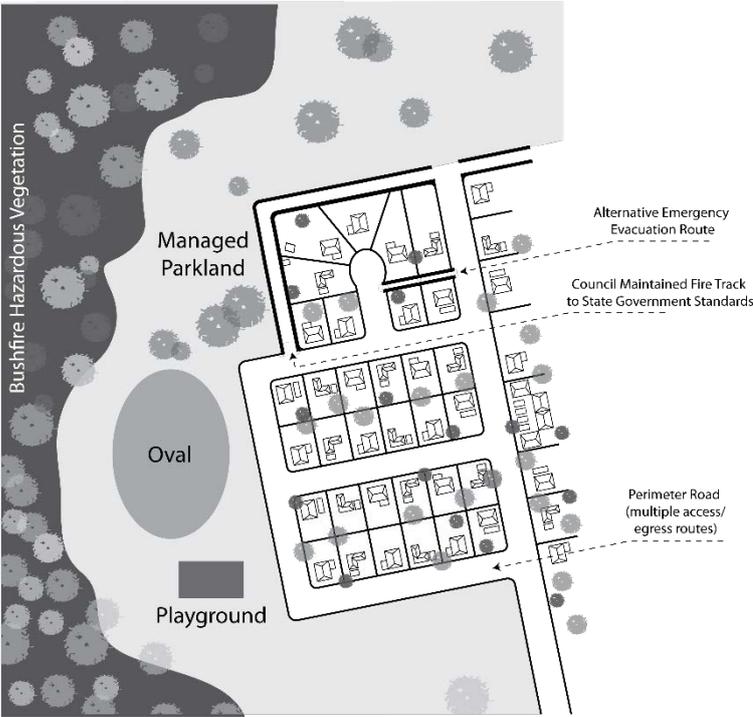
None are applicable

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Land Division

Figure 1 – Land Division Layouts



Hazards (Flooding) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Minimise impacts on people, property, infrastructure and the environment from exposure to flood hazard risk through limitation of development intensification.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Division

PO 1.1

Land division limited to areas where the consequences to buildings and safety are low and can be readily managed or overcome.

DTS/DPF 1.1

Land division resulting in the creation of new allotments occurs outside of areas where flood depth would exceed 0.3m above natural ground level and flood velocity would exceed 0.3m per second during a 1% AEP flood event.

PO 1.2

Allotments can be connected to a public stormwater system capable of catering for a 1% AEP flood event.

DTS/DPF 1.2

None are applicable

PO 1.3

Land is not divided unless a layout is achieved whereby roads, parking areas and development sites for each allotment are at least 0.3m above the 1% AEP flood event level, unless the land is, or can be provided with flood protection measures that are appropriate and acceptable for the intended future land use.

DTS/DPF 1.3

None are applicable

Land Use

PO 2.1

Buildings housing vulnerable people, community services facilities and emergency services are sited away from areas of unacceptable flood risk.

DTS/DPF 2.1

Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside of the 1% AEP flood area.

Flood Resilience

PO 3.1

Development avoids necessitating flood protection works through measures such as setbacks to protect development from the impacts of flooding.

DTS/DPF 3.1

None are applicable

PO 3.2

Development does not cause unacceptable impacts on any adjoining property by diversion of flood waters, increase in flood velocity or flood level, or cause an unacceptable loss of flood storage.

DTS/DPF 3.2

Development is limited to:

- (a) buildings, structures or earthworks required as part of flood protection works associated with a regional flood mitigation scheme; or
- (b) recreation area.

PO 3.3

Buildings sited, designed and constructed to prevent the entry of floodwaters in a 1% AEP flood event where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.

DTS/DPF 3.3

None are applicable

PO 3.4

Development, including outbuildings and fences, does not impede floodwaters.

DTS/DPF 3.4

None are applicable

Environmental Protection

PO 4.1

Buildings used either partly or wholly to contain or store hazardous materials designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.

DTS/DPF 4.1

Development involving storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood level.

PO 4.2

Development does not create or aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood.

DTS/DPF 4.2

None are applicable

Site Earthworks

PO 5.1

The depth and extent of filling required to raise the finished floor level of a building does not cause unacceptable impact on any adjoining property by diversion of flood waters, an increase in flood velocity or flood level, or cause an unacceptable loss of flood storage.

DTS/DPF 5.1

None are applicable

PO 5.2

Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling.

DTS/DPF 5.2

Filling for ancillary purposes:

- (a) does not exceed 100mm above existing ground level; and
- (b) is no more than 5m wide.

Access

PO 6.1

Development does not occur on land:

- (a) from which evacuation to areas not vulnerable to flood risk is not possible during a 1% AEP flood event; or
- (b) which cannot be accessed by emergency services vehicles or essential utility service vehicles during a 1% AEP flood event.

DTS/DPF 6.1

None are applicable

PO 6.2

Access driveways and tracks to significant development (i.e. dwellings, places of work, etc.) consist of a safe, all-weather trafficable surface that is accessible during a 1% AEP flood event.

DTS/DPF 6.2

None are applicable

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Historic Area Overlay

Assessment Provisions (AP)

Assessment Provisions (AP)
<p>DO 1 Reinforce historic themes and characteristics through conservation and contextually responsive development, design and adaptive reuse that responds to existing coherent patterns in streetscapes and built form as expressed in the <u>Historic Area Statement</u>.</p>

Built Form

PO 1.1

The form of new buildings and structures that are visible from the public realm are consistent with the prevailing historic attributes and characteristics of the historic area.

DTS 1.1

None are applicable

PO 1.2

Development is consistent with the prevailing building and wall heights in the historic area.

DTS 1.2

None are applicable

PO 1.3

Design and architectural detailing of street facing buildings complement the prevailing characteristics in the historic area.

DTS 1.3

None are applicable

PO 1.4

Development is consistent with the prevailing front and side boundary setback pattern in the historic area.

DTS 1.4

None are applicable

PO 1.5

Materials are either consistent with or complement those within the historic area.

DTS 1.5

None are applicable

Alterations and additions

PO 2.1

Alterations and additions complement the subject building and are sited to ensure they do not dominate the primary facade, and employ a contextual design approach.

DTS 2.1

Alterations and additions are fully contained within the roof space of an existing building with no external alterations made to the building elevation facing the primary street.

PO 2.2

Encourage the adaptive reuse of buildings that complement the prevailing historic values and character of the locality, by enabling complementary changes to buildings to accommodate new land uses.

DTS 2.2

None are applicable

Ancillary development

PO 3.1

Ancillary development, including carports, outbuildings and garages, complements the historic character of the area and associated buildings.

DTS 3.1

None are applicable

PO 3.2

Ancillary development, including carports, outbuildings and garages, are located behind the building line of the principal building(s).

DTS 3.2

None are applicable

PO 3.3

Advertising and advertising hoardings are located and designed to complement the building, be unobtrusive, not conceal or obstruct significant architectural elements and detailing, or dominate the building or its setting.

DTS 3.3

None are applicable

PO 3.4

Front fencing and gates are consistent with the traditional period, style and form of the associated built form.

DTS 3.4

None are applicable

Land Division

PO 4.1

Land division creates allotments that are capable of accommodating buildings of a bulk and scale that reflect existing buildings and setbacks in the historic area.

DTS 4.1

None are applicable

Context and Streetscape Amenity

PO 5.1

The width of driveways and other vehicle access ways are consistent with the prevalent width of existing driveways of the historic area.

DTS 5.1

None are applicable

PO 5.2

Development maintains the valued landscape patterns and characteristics that contribute to the historic area, except where they compromise safety, create nuisance, or impact adversely on existing buildings or infrastructure.

DTS 5.2

None are applicable

Demolition

PO 6.1

Buildings and structures that demonstrate the historic characteristics as expressed in the Historic Area Statement are not demolished, unless:

- (a) the front elevation of the building has been substantially altered and cannot be reasonably, economically restored in a manner consistent with the building's original style; or
- (b) the building façade does not contribute to the historic character of the streetscape; or
- (c) the structural integrity or condition of the building is beyond economic repair.

DTS 6.1

None are applicable

PO 6.2

Partial demolition of a building where that portion to be demolished does not contribute to the historic character of the streetscape.

DTS 6.2

None are applicable

PO 6.3

Buildings, or elements of buildings, that do not conform with the values described in the historic areas statement may be demolished.

DTS 6.3

None are applicable

Ruins

PO 7.1

Development that conserves and complements features and ruins associated with former activities of significance including those associated with mining, farming and industry.

DTS 7.1

None are applicable

Procedural Matters (PM)

Referrals	
Development Type	Referral Body
None	None

Historic Area Statement

Historic Area Overlays identify areas that comprise unified, consistent streetscape characteristics of an identifiable historic, economic or social theme associated with an earlier era of development. They comprise built form characteristics, and at times natural features and sub-division patterns that provide a legible connection to the historic development of the local area. Development within the Overlay will preserve these attributes.

The redevelopment of existing places, through refurbishment or adaptive reuse, will maintain, and where possible enhance or reinforce, this unified, consistent historic streetscape character.

New development will be generally limited to the replacement of places that either do not contribute towards this unified, consistent historic streetscape character, or towards the rear of sites that do, so as to not adversely impact the legibility and interpretation of the prevailing historic, economic or social themes as viewed from the public realm.

Example – Large Estate

Heritage Characteristics	Prevailing Characteristics
Era of Development	-1880 to 1900. -1930 to 1940.
Subdivision Pattern	-Site areas of 1500- 3000 square metres. -Street frontages, 30 metres. -Generous front set-backs (e.g. 11 metres). -Side set-backs between 4 and 8 metres so as to maintain a total spacing between neighbouring dwelling walls, of some 12 metres.
Architectural Buildings	-Victorian and Turn-of-the-Century Villas/Mansions. -Tudors and Bungalows (1930-40's).
Materials	-Consistent with the materials contained within the architectural building.
Setting and Public Realm	-Wide streets. -Substantial trees. -Expansive allotments, street frontages and gardens. -Heywood Park.
Fencing	-Low and essentially open-style fencing. -May also include masonry pier and plinth fence with decorative open sections of up to 1.8 metres in total height.
Height	-Single storey built scale to the streetscape. -Second storey elements should be integrated sympathetically into the dwelling design.

Example – Large allotments, single level

Heritage Characteristics	Examples
Historical Period	-1900s-1920s

Subdivision Pattern	-Large allotments, fronting wide -Single-storey detached -Detached dwellings should have a primary street frontage not less than 18 metres.
Architectural Buildings	- Bungalows - Edwardian (Queen Anne) - Federation - Tudor Style
Materials	-Retention of original finishes and unpainted stone
Setting and Public Realm	-Tree lined avenues -Front gardens important design element -Landscaping around the dwelling
Fencing	-Front fencing is compatible with the period and style of the dwelling -Solid and high front fences are generally inappropriate (may be considered on roads of high traffic volume) -Lower more open fencing that allows an appreciation of the detailing of the dwelling, such as timber picket and paling, wire mesh with timber or tube framing, woven crimped wire, and masonry with galvanised steel ribbon. - Side and rear fences in traditional materials.
Height	-No more than one storey above natural ground level, except where the predominant height in the immediate locality is two storey. -In this instance development should not be more than two storeys above the natural ground level.

Example – Narrow Village

Heritage Characteristics	Examples
Historical Period	-Late 19 th Century (1870s to 1890s)
Subdivision Pattern	-Narrow allotments of varying widths -Closely spaced early small dwellings and narrow streets -Centred on the triangle created by Main North Road, Carter Street, Highbury Street and Argyle street.
Architectural Buildings	-Single fronted cottages -Attached cottages -Corner shops -Church

Materials	<ul style="list-style-type: none"> -Bluestone or sandstone with brick quoins around doors and window openings and wall corners -Sometimes rendered quoins -Side and rear walls are usually red brick or random rubble (stone) or river stone construction. -Roof cladding corrugated iron with OF profile gutters
Setting and Public Realm	<ul style="list-style-type: none"> -Village Character -Narrow Streets
Fencing	-Original front fences should be maintained and restored.
Height	- PDC refers to maximum height of 9 metres or 2 storeys.

Example – Grand/Mansion 1 – 750+

Heritage Characteristics	Prevailing Characteristics
Era and/or style of development	-Predominantly turn of the 20 th century, with valued dwellings to approximately 1940
Subdivision Pattern	<ul style="list-style-type: none"> -Site areas of 750 - 1200 square metres. -Street frontages of around 15 metres. -Front set-backs in the order of 7 metres. -Side set-backs between 1 and 4 metres so as to maintain a total spacing between neighbouring dwelling walls, of some 4metres.
Architectural Buildings	<ul style="list-style-type: none"> -Victorian and Turn-of-the-Century Villas (asymmetrical and symmetrical) -double-fronted cottages -limited complementary, Inter-war era styles
Materials	-Consistent with the materials associated with the architectural styles of the subject building and streetscape.
Setting and Public Realm	<ul style="list-style-type: none"> -Wide streets. -Substantial trees. -Expansive allotments, street frontages and gardens. -Original parks and street layouts.
Fencing	<ul style="list-style-type: none"> - Low, open fencing reflective of the architectural style of the subject building -May also include masonry pier and plinth fence with decorative open sections of up to 1.8 metres in total height.
Height	<ul style="list-style-type: none"> -Single and two storey built scale to the streetscape. -building wall heights in the order of 3.6 metres - total roof heights in the order of 5.6 metres or 6.5 metres -roof pitches in the order of 27 degrees and 35 degrees.

Example – Grand/Mansion 2 – 1200+

Heritage Characteristics	Prevailing Characteristics
Era and/or style of development	-Predominantly turn of the 20 th century, with valued dwellings to approximately 1940
Subdivision Pattern	-Site areas of 1200- 3000 square metres. -Street frontages of 30 metres or more. -Generous front set-backs (e.g. 11 metres). -Side set-backs between 4 and 8 metres so as to maintain a total spacing between neighbouring dwelling walls, of some 12 metres.
Architectural Buildings	-Victorian and Turn-of-the-Century Villas/Mansions. -1930s-1940s International Styles -Gentleman’s Tudors and Bungalows
Materials	-Consistent with the materials associated with the architectural styles of the subject building and streetscape.
Setting and Public Realm	-Wide streets. -Substantial trees. -Expansive allotments, street frontages and gardens. -Original parks and street layouts.
Fencing	- Low, open fencing reflective of the architectural style of the subject building -May also include masonry pier and plinth fence with decorative open sections of up to 1.8 metres in total height.
Height	-Single and two storey built scale to the streetscape.

Example – Township (mixed / residential)

Heritage Characteristics	Prevailing Characteristics
Era and/or style of development	- Turn of 20 th Century
Subdivision Pattern	- Traditional grid land division pattern - Within the main street/town centre, consistent setbacks and strong building line with little interruption. Buildings square to the street.
Architectural Buildings	-Within the main street/town centre, distinctive built form reflecting mix of civic, commercial and retail activities -Verandahs and parapets - Traditional railway architecture including workshops and industrial buildings - Small, humble worker’s accommodation, including single and double fronted cottages and row cottages -More prosperous stone/masonry villas surrounded by gardens/landscaping

Materials	<ul style="list-style-type: none"> -Consistent with the materials associated with the architectural styles of the subject building and streetscape. -CGI roofing -Weatherboard/fibro -Local stone/masonry
Setting and Public Realm	<ul style="list-style-type: none"> - Stone kerbing - Wide streets in original layout - Traditional parks/gardens - Maintenance of rural character and scenic views
Fencing	<ul style="list-style-type: none"> -Rural style fencing - Low, open fencing reflective of the architectural style of the subject building
Height	<ul style="list-style-type: none"> -Predominantly single storey where residential or retail -Two storeys associated with grand, civic or commercial activities -Roof pitches between 30-45 degrees, reflecting traditional styles

Historic Shipwrecks Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Historic shipwrecks and historic relics protected from encroaching development.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

General

PO 1.1

Development located and designed to avoid potential impacts on historic shipwrecks and historic relics.

DTS/DPF 1.1

Development involving impact to the surface or subsoil of land or sea/river floor is not located:

- a. seaward of the mean high water mark; or
- b. within 15m landward of the existing banks of the River Murray.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Development that may involve impact to the surface or subsoil of land or the floor of a sea, lake or river.	The Minister responsible for administering the <i>Historic Shipwrecks Act 1981</i>	To provide expert assessment and direction to the relevant authority on the potential impacts of development on, or in proximity to, historic shipwrecks or relics protected under the relevant Act.

Key Outback and Rural Route Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Safe and efficient movement of vehicle and freight traffic on key outback and rural routes.

DO 2

Provision of safe and efficient vehicular access to and from key outback and rural routes.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Access – Safe Entry and Exit (Traffic Flow)

PO 1.1

Access points designed to allow safe entry and exit to and from a site to meet the needs of development, to ensure traffic flow interference associated with access movements is minimised.

DTS/DPF 1.1

An access point is located outside of a Township Zone and is designed to ensure:

- (a) the following for the largest vehicle expected to access the site:
 - i. entry and exit movements are left turn only;
 - ii. access to and from the site is in a forward direction, with on-site manoeuvring available through circulation around the site or no more than a 3-point turn;
 - iii. vehicles cross the property boundary at an angle between 70 and 90 degrees; and
 - iv. iv) access to and from the site using the kerbside lane of the road; and
- (b) where the access point services or is intended to service:
 - ii. a single dwelling, the access point has a width of no more than 4m (measured at the site boundary); or
 - iii. development other than a single dwelling, the access point has:
 - A. a width of at least 6.0 m (measured at the site boundary) where vehicles 12.5m or less in length are expected to access the site; or
 - B. a width of at least 8.0m (measured at the site boundary) where vehicles over 12.5m in length are expected to access the site; and
- (c) the access point is located 10m or more from any roadside infrastructure or trees.

Access – On-Site Queuing

PO 2.1

Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues are contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and safe vehicle movement.

DTS/DPF 2.1

An access point:

- a. will be used by vehicles no greater than 12.5m in length and is not connected to internal intersections, car parking spaces, car park isles or any internal obstructions within 20m of the access point; or
- b. serves a single dwelling and there are no internal driveway intersections car parking spaces or gates within 6.0m of the access point

Access - Existing Access Points

PO 3.1

Existing access points designed to accommodate the type and volume of traffic likely to be generated by the development.

DTS/DPF 3.1

An existing access point:

- a. will not service and is not intended to service more than 6 dwellings; or
- b. will service development that will not result in:
 - i. an increase in traffic using an existing access point that is greater than 10% of the traffic volumes using the existing access prior to the development or 60 vehicles per day (whichever is the lesser); or
 - ii. a larger class of vehicle expected to access the site using the existing access.

Access – Location (Spacing)

PO 4.1

New access points are widely spaced apart from any existing access point or public road junction to not impede traffic flow and ensure safe and efficient road operating conditions.

DTS/DPF 4.1

Where access from an alternative road at least 25m from the Key Outback and Rural Route is not available, a new access point is:

- a. not located on a section affected by double barrier lines between either edge of the access point; and
- b. at least the following distance from a public road junction or railway, or terminating / merging lane or another access point:
 - i. 110 km/h road – 325m
 - ii. 100 km/h road – 280m
 - iii. 90 km/h road – 240m
 - iv. 80 km/h road – 200m
 - v. 70 km/h road – 165m
 - vi. 60 km/h road – 135m
 - vii. 50km/h or less road – 105m

Access – Location (Sight Lines)

PO 5.1

Access points located and designed to ensure appropriate sight distances are provided so that drivers:

- (a) on the road approaching the access point are able to recognise the presence of the access point and/or see a vehicle turning into or out of the access point in time to slow down or stop in a safe and controlled manner; and
- (b) exiting the access point onto the road can see approaching vehicles to avoid potential conflict.

DTS/DPF 5.1

Drivers approaching or exiting a new access point have an unobstructed line of sight to or from the new access point in accordance with the following distances:

- i. 110 km/h road – 325m
- ii. 100 km/h road – 280m
- iii. 90 km/h road – 240m

- iv. 80 km/h road – 200m
- v. 70 km/h road – 165m
- vi. 60 km/h road – 135m; and
- vii. 50km/h or less road – 105m.

Access – Mud and Debris

PO 6.1

Access points constructed to minimise mud or other debris being carried or transferred onto roads, to ensure safe road operating conditions.

DTS/DPF 6.1

The access way is spray sealed (except where the access point is for a single dwelling, or where the Key Outback or Rural Route is unsealed) from the road to a point not less than 10m into the site.

Access – Stormwater

PO 7.1

Access points designed to minimise negative impact on roadside drainage of water.

DTS/DPF 7.1

Development does not:

- (a) decrease the capacity of an existing drainage point; or
- (b) restrict or prevent the flow of stormwater to an existing drainage point and system.

Building on Road Reserve

PO 8.1

Buildings or structures that encroach onto, above or below road reserves designed and sited to minimise impact on safe movements by all road users.

DTS/DPF 8.1

No encroachment of buildings or structures onto, above or below the road reserve.

Public Road Junctions

PO 9.1

New junctions with public roads (including the opening of unmade public road junctions) and modifications to existing road junctions located and designed to ensure safe and efficient road operating conditions.

DTS/DPF 9.1

Development does not involve creation of a new junction with a public road, opening of an unmade public road junction or modification to an existing public road junction.

Corner Cut-Offs

PO 10.1

Development located and designed to ensure drivers can safely turn into and out of public road junctions.

DTS/DPF 10.1

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that:</p> <ul style="list-style-type: none"> (a) creates a new access or junction; or (b) proposes either of the following (except where deemed to be minor in the opinion of the relevant authority): <ul style="list-style-type: none"> i. alters an existing access or public road junction; or ii. may change the nature of vehicular movements or increase the number or frequency of movements through an existing access; <p>on a Key Outback or Rural Routes road or within 25m of an intersection with such a road.</p>	Commissioner of Highways	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.

Key Railway Crossings Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Safe, efficient and uninterrupted operation of key railway crossings.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Access Design and Function

PO 1.1

Site access does not interfere or impact on the safe operation of a railway crossing.

DTS/DPF 1.1

Development does not involve a new or modified access or an increase in traffic through an existing access that is located within the following distance from a railway crossing:

- i. 110 km/h road – 190m
- ii. 100 km/h road – 165m
- iii. 90 km/h road – 140m
- iv. 80 km/h road – 110m
- v. 70 km/h road – 90m
- vi. 60 km/h road – 70m
- vii. 50km/h or less road – 50m

Procedural Matters

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Limited Dwelling Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Establishment of additional dwellings in primary production areas limited to avoid undermining primary production.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

PO 1.1

Development does not result in the establishment of an additional dwelling.

DTS/DPF 1.1

A new dwelling replaces an existing dwelling within the same allotment.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	N/A

Limited Land Division Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Limitation of land fragmentation to pursue various outcomes.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

General

PO 1.1

Land division does not result in the creation of an additional allotment.

DTS/DPF 1.1

No additional allotments are created.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	N/A

Local Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.

Built Form

PO 1.1

The form of new buildings and structures maintains the heritage values of the Place.

DTS 1.1

None are applicable.

PO 1.2

Massing and scale of development maintains the heritage values of the Place.

DTS 1.2

None are applicable.

PO 1.3

Design and architectural detailing maintains the heritage values of the Place.

DTS 1.3

None are applicable.

PO 1.4

Development is consistent with boundary setbacks and setting.

DTS 1.4

None are applicable.

PO 1.5

Materials and colours are either consistent with or complement the heritage values of the Place.

DTS 1.5

None are applicable.

PO 1.6

New buildings are not placed or erected between the front street boundary and the façade of a Local Heritage Place.

DTS 1.6

None are applicable.

PO 1.7

Development of a Local Heritage Place retains elements contributing to its heritage value.

DTS 1.7

None are applicable.

Alterations and Additions

PO 2.1

Alterations and additions complement the subject building and are sited to be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the Place or its setting.

DTS 2.1

None are applicable.

PO 2.2

Encourage the adaptive reuse of Local Heritage Places by enabling compatible changes to buildings to accommodate new land uses.

DTS 2.2

None are applicable.

Ancillary Development

PO 3.1

Ancillary development, including carports, outbuildings and garages, complements the heritage values of the Place.

DTS 3.1

None are applicable.

PO 3.2

Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principle building(s).

DTS 3.2

None are applicable.

PO 3.3

Advertising and advertising hoardings should be designed to complement the Local Heritage Place, be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the building or its setting.

DTS 3.3

None are applicable.

Land Division

PO 4.1

Land division creates allotments that:

- (a) are compatible with the surrounding pattern of subdivision of the Local Heritage Place;
- and

- (b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the Local Heritage Place.

DTS 4.1

None are applicable.

Landscape Context and Streetscape Amenity

PO 5.1

Individually heritage listed trees, parks, historic gardens and memorial avenues retained unless:

- (a) trees / plantings are, or have the potential to be, a danger to life or property; or
- (b) trees / plantings are significantly diseased and their life expectancy is short.

DTS 5.1

None are applicable.

Demolition

PO 6.1

Local Heritage Places are not demolished, destroyed or removed in total or in part unless either of the following apply:

- (a) the portion of the Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value;
- (b) the structural integrity or condition of the building represents an unacceptable risk to public or private safety and is irredeemably beyond repair.

DTS 6.1

None are applicable.

PO 6.2

The demolition, destruction or removal of a building, portion of a building or other feature or attribute is appropriate where it does not contribute to the heritage values of the Place.

DTS 6.2

None are applicable.

Conservation Works

PO 7.1

Conservation works to the exterior of a Place match existing materials to be repaired and utilise traditional work methods.

DTS 7.1

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Major Urban Transport Routes Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Safe and efficient operation of major urban transport routes for all road users.

DO 2

Provision of safe and efficient access to and from major urban transport routes.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Access – Safe Entry and Exit (Traffic Flow)

PO 1.1

Access points designed to allow safe entry and exit to and from a site to meet the needs of development, to ensure traffic flow interference associated with access movements is minimised.

DTS/DPF 1.1

An access point is designed to ensure:

- a. the following for the largest vehicle expected to access the site:
 - (ii) entry and exit movements are left turn only;
 - (iii) access to and from the site is in a forward direction, with on-site manoeuvring available through circulation around the site of no more than a 3-point turn;
 - (iv) vehicles cross the property boundary at an angle between 70 degrees and 90 degrees; and
- b. access to and from the site fully within the kerbside lane of the road; and where the access point services, or is intended to service:
 - (ii) a single dwelling, the access point has a width of between 3m and 4m (measured at the site boundary); or
 - (iii) between 2 and 6 dwellings, the access point has a width of between 6m and 7m (measured at the site boundary); or
 - (iv) over 6 dwellings or any other non-residential land uses, then:
 - A. where vehicles 6.4m or less are expected to access the site, the access point has a width of between 7m and 10m (measured at the site boundary); or
 - B. where vehicles up to 8.8m in length are expected to access the site, the access point has a width of between 12m and 16m (measured at the site boundary); and
- c. the access point is located 1m or more from any roadside infrastructure or trees.

Access – On-Site Queuing

PO 2.1

Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues are contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and safe vehicle movement.

DTS/DPF 2.1

An access point:

- (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; or
- (b) will service development that will generate less than 60 vehicle movements per day; and

- i. where vehicles no greater than 6.4m in length are expected to access the site, there are no internal driveways, intersections, car parking spaces, car park isles or any other internal obstructions within 10.5m of the access point; or
- ii. where vehicles no greater than 8.8m in length are expected to access the site, there are no internal driveways, intersections, car parking spaces, car park isles or any other internal obstructions within 14.5m of the access point; or
- iii. where vehicles over 8.8m in length are expected to access the site, no Deemed-to-Satisfy Criteria applies.

Access – Existing Access Points

PO 3.1

Existing access points designed to accommodate the type and volume of traffic likely to be generated by the development.

DTS/DPF 3.1

An existing access point:

- (a) will not service and is not intended to service more than 6 dwellings; or
- (b) will service development that will not result in:
 - i. an increase in traffic using an existing access point that is greater than 10% of the traffic volumes using the existing access prior to the development or 60 vehicles per day (whichever is the lesser); or
 - ii. a larger class of vehicle expected to access the site using the existing access.

Access – Location (Spacing)

PO 4.1

New access points are widely spaced apart from any existing access point or public road junction to not impede traffic flow and ensure safe and efficient operating conditions are maintained on the road.

DTS/DPF 4.1

Where access from an alternative local road at least 25m from the Major Urban Route is not available, and the access is not located on a Controlled Access Road, a new access point is:

- (a) not located on a section affected by double barrier lines between either edge of the access point; and
- (b) at least the following distance from a public road junction, or terminating / merging lane on a public road:
 - B. 110 km/h road – 325m
 - C. 100 km/h road – 280m
 - D. 90 km/h road – 240m
 - E. 80 km/h road – 200m
 - F. 70 km/h road – 165m
 - G. 60 km/h road – 135m
 - H. 50km/h or less road – 105m; and
- (c) at least the following distance from another private (non-public road) access point:
 - A. 110 km/h road – 190m
 - B. 100 km/h road – 165m
 - C. 90 km/h road – 140m
 - D. 80 km/h road – 110m
 - E. 70 km/h road – 90m
 - F. 60 km/h road – 70m

G. 50km/h or less road – 50m

Access – Location (Sight Lines)

PO 5.1

Access points located and designed to ensure appropriate sight distances are provided so that drivers:

- (a) on the road approaching the access point are able to recognise the presence of the access point and/or see a vehicle turning into or out of the access point in time to slow down or stop in a safe and controlled manner; and
- (b) exiting the access point onto the road can see approaching vehicles to avoid potential conflict.

DTS/DPF 5.1

Drivers approaching or exiting a new access point have an unobstructed line of sight to or from the new access point in accordance with the following distances:

- (a) 110 km/h road – 325m
- (b) 100 km/h road – 280m
- (c) 90 km/h road – 240m
- (d) 80 km/h road – 200m
- (e) 70 km/h road – 165m
- (f) 60 km/h road – 135m; and
- (g) 50km/h or less road – 105m.

Access – Mud and Debris

PO 6.1

Access points constructed to minimise mud or other debris being carried or transferred onto the road, to ensure safe road operating conditions.

DTS/DPF 6.1

None are applicable.

Access – Stormwater

PO 7.1

Access points designed to minimise negative impact on roadside drainage of water.

DTS/DPF 7.1

Development does not:

- (a) decrease the capacity of an existing drainage point; or
- (b) restrict or prevent the flow of stormwater to an existing drainage point and system.

Building on Road Reserve

PO 8.1

Buildings or structures that encroach onto, above or below road reserves designed and sited to minimise impact on safe movements by all road users.

DTS/DPF 8.1

No encroachment of buildings or structures onto, above or below the road reserve.

Public Road Junctions

PO 9.1

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 operating conditions.

DTS/DPF 9.1

Development does not involve creation of a new junction with a public road, opening of an unmade public road junction or modification to an existing public road junction.

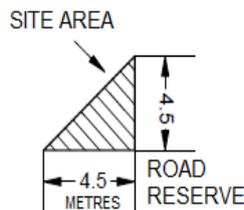
Corner Cut-Offs

PO 10.1

Development located and designed to ensure drivers can safely turn into and out of public road junctions.

DTS/DPF 10.1

Development does not involve building work, or building work is located wholly outside the land shown as “Site Area” in the following diagram:



Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that:</p> <ul style="list-style-type: none"> b. creates a new access or junction; or c. proposes either of the following (except where deemed to be minor in the opinion of the relevant authority): <ul style="list-style-type: none"> i. alters an existing access or public road junction; or ii. may change the nature of vehicular movements or increase the number or frequency of movements through an existing access; <p>on a Major Urban Traffic Route road or within 25m of an intersection with such a road.</p>	Commissioner of Highways	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.

Marine Parks (Managed Use) Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Protection of marine habitats and biodiversity through limiting development to coastal infrastructure (jetties, marinas, pontoons), aquaculture, tourism, recreation and renewable energy facilities.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use

PO 1.1

Development does not unduly harm marine habitats, biodiversity or the functioning of ecosystems.

DTS/DPF 1.1

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Marine Parks (Restricted Use) Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Conservation of high value marine habitats and biological diversity.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use

PO 1.1

Development limited to that required to support the ongoing operation of ports and harbours.

DTS/DPF 1.1

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Mount Lofty Ranges Catchment (Area 1) Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from the Mount Lofty Ranges.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Water Quality

PO 1.1

Development results in a neutral or beneficial effect on the quality of water draining from the site.

DTS/DPF 1.1

None are applicable.

Wastewater

PO 2.1

Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.

DTS/DPF 2.1

Development results in:

- a. a building or land use that is currently connected to an existing on-site wastewater system that is non-compliant with relevant South Australian standards being connected to a new or upgraded system that complies with such standards; or
- b. an existing on-site wastewater system being decommissioned and wastewater being disposed of to a sewer or community wastewater management system that complies with relevant South Australian standards.

PO 2.2

Surface and groundwater protected from wastewater discharge contamination.

DTS/DPF 2.2

All components of an effluent disposal area are:

- a) setback 50 metres or more from a watercourse;
- b) located on land with a slope no greater than 1-in-5 (20%);
- c) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table; and
- d) above the 10% AEP flood level.

Stormwater

PO 3.1

Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates.

DTS/DPF 3.1

None are applicable.

PO 3.2

Stormwater run-off from areas not likely to be subject to contamination diverted away from areas that could cause contamination.

DTS/DPF 3.2

None are applicable

PO 3.3

Contaminated stormwater treated prior to discharge from the site.

DTS/DPF3.3

None are applicable.

PO 3.4

Stormwater from carports, verandahs, outbuildings and agricultural buildings captured to protect water quality.

DTS/DPF 3.4

Development includes:

- a. rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings;
or
- b. rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100sqm.

PO 3.5

Stormwater from dwelling additions captured to protect water quality.

DTS/DPF 3.5

Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L.

PO 3.6

Stormwater from shops and tourist accommodation managed to protect water quality.

DTS/DPF 3.6

Shops and tourist accommodation:

- (a) are located 50m or more from watercourses, wetlands, land prone to waterlogging and bores;
- (b) are located on land with a slope not exceeding 20%;
- (c) includes buildings connected to rainwater tanks with a minimum capacity of 1,000L; and
- (d) includes swales that divert clean stormwater away from areas where it could be contaminated.

PO 3.7

Stormwater from horse keeping and low intensity animal husbandry is managed to protect water quality.

DTS/DPF 3.7

Horse keeping and low intensity animal husbandry:

- (a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores;
- (b) is located on land with a slope not exceeding 10%;
- (c) includes stables, shelters or other roofed structures connected to rainwater tanks with a minimum capacity of 1,000L; and
- (d) includes swales that divert clean stormwater away from areas (including yards, manure storage areas, and watering points) within which it could be contaminated.

PO 3.8

Stormwater from horticulture is managed to protect water quality.

DTS/DPF 3.8

Horticulture:

- (a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores;
- (b) is located on land with a slope not exceeding 10%; and
- (c) includes swales or other structures that divert clean stormwater away from areas (including plant growing areas, chemical storage areas and plant waste storage areas) within which it could be contaminated.

PO 3.9

Stormwater from excavated and filled areas is managed to protect water quality.

DTS/DPF 3.9

Excavation and/or filling:

- (a) is located 50m or more from watercourses;
- (b) does not involve excavation exceeding a vertical height of 0.75m;
- (c) does not involve filling exceeding a vertical height of 0.75m; and
- (d) does not involve a total combined excavation and filling vertical height of 1.5m.

Landscapes and Natural Features

PO 4.1

Development minimises the need to modify landscapes and natural features.

DTS/DPF 4.1

None are applicable.

PO 4.2

Development includes revegetation with locally indigenous plant species to increase native vegetation cover.

DTS/DPF 4.2

None are applicable.

Land Division

PO 5.1

Land division does not result in an increased risk of pollution to surface or underground water.

DTS/DPF 5.1

Land division:

- (a) does not create additional allotments;
- (b) is for realignment of allotment boundaries to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures; or
- (c) is for realignment of allotment boundaries in order to improve management of the land for primary production and/or conservation of natural features.

PO 5.2

Realignment of allotment boundaries does not create development potential for a dwelling and associated onsite wastewater management system that cannot realistically satisfy South Australian standards for wastewater management and disposal.

DTS/DPF 5.2

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
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.	The Minister responsible for the administration of the <i>Natural Resources Management Act 2004</i>	To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources.
<p>Development that:</p> <p>(a) is not connected (or not proposed to be connected) to a community wastewater management system or sewerage infrastructure; and</p> <p>(b) that includes any of the following:</p> <ul style="list-style-type: none"> i. land division creating one or more additional allotments, either partly or wholly within the area of the overlay; ii. function centre, with more than 75 seats for customer dining purposes; iii. shops, where: <ul style="list-style-type: none"> a. it is a restaurant with more than 40 seats, or b. it is a restaurant (more than 30 seats) and cellar door; iv. Dwelling where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation on the same allotment); v. Tourist accommodation where a habitable dwelling or tourist accommodation already exists on the 	Environment Protection Authority	To provide expert technical assessment and direction to the relevant authority on the assessment of the potential harm from pollution and waste aspects arising from activities of environmental significance and other activities that have the potential to cause serious environmental harm.

Referrals

Class of Development / Activity	Referral Body	Purpose of Referral
<p>same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment);</p> <p>vi. workers accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment);</p> <p>vii. Any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day);</p> <p>viii. Composting works (excluding a prescribed approved activity) – being a depot, facility or works with the capacity to treat, during a 12 month period more than 200 tonnes of organic waste or matter;</p> <p>ix. Wastewater treatment works – being sewage treatment works, a CWMS, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period more than 2.5 ML of wastewater;</p> <p>x. Feedlots – being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding;</p> <p>xi. Piggeries – being the conduct of a piggery (being premises having confined or roofed structures for</p>		

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
xii. keeping pigs) with a capacity of 130 or more standard pig units. dairies – carrying on of a dairy with a total processing capacity exceeding more than 100 milking animals at any one time.		

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Safeguard Greater Adelaide’s public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from the Mount Lofty Ranges.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Water Quality

PO 1.1

Development results in a neutral or beneficial effect on the quality of water draining from the site.

DTS/DPF 1.1

None are applicable.

Wastewater

PO 2.1

Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.

DTS/DPF 2.1

Development results in:

- (a) a building or land use that is currently connected to an existing on-site wastewater system that is non-compliant with relevant South Australian standards being connected to a new or upgraded system that complies with such standards; or
- (b) an existing on-site wastewater system being decommissioned and wastewater being disposed of to a sewer or community wastewater management system that complies with relevant South Australian standards.

PO 2.2

Surface and groundwater protected from wastewater discharge contamination.

DTS/DPF 2.2

All components of an effluent disposal area are:

- a) setback 50 metres or more from a watercourse;
- b) located on land with a slope no greater than 1-in-5 (20%);

- c) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table;
and
- d) above the 10% AEP flood level.

Stormwater

PO 3.1

Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates.

DTS/DPF 3.1

None are applicable.

PO 3.2

Stormwater run-off from areas not likely to be subject to contamination diverted away from areas that could cause contamination.

DTS/DPF 3.2

None are applicable.

PO 3.3

Contaminated stormwater treated prior to discharge from the site.

DTS/DPF 3.3

None are applicable.

PO 3.4

Stormwater from carports, verandahs, outbuildings and agricultural buildings captured to protect water quality.

DTS/DPF 3.4

Development includes:

- (e) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings;
or
- (f) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100sqm.

PO 3.5

Stormwater from dwelling additions captured to protect water quality.

DTS/DPF 3.5

Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L.

PO 3.6

Stormwater from shops and tourist accommodation managed to protect water quality.

DTS/DPF 3.6

Shops and tourist accommodation:

- (a) are located 50m or more from watercourses, wetlands, land prone to waterlogging and bores;
- (b) are located on land with a slope not exceeding 20%
- (c) includes buildings connected to rainwater tanks with a minimum capacity of 1,000L; and
- (d) includes swales that divert clean stormwater away from areas where it could be contaminated.

PO 3.7

Stormwater from horse keeping and low intensity animal husbandry is managed to protect water quality.

DTS/DPF 3.7

Horse keeping and low intensity animal husbandry:

- (a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores;
- (b) is located on land with a slope not exceeding 10%;
- (c) includes stables, shelters or other roofed structures connected to rainwater tanks with a minimum capacity of 1,000L; and
- (d) includes swales that divert clean stormwater away from areas (including yards, manure storage areas, and watering points) within which it could be contaminated.

PO 3.8

Stormwater from horticulture is managed to protect water quality.

DTS/DPF 3.8

1 Horticulture:

- (a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores;
- (b) is located on land with a slope not exceeding 10%; and
- (c) includes swales or other structures that divert clean stormwater away from areas (including plant growing areas, chemical storage areas and plant waste storage areas) within which it could be contaminated.

PO 3.9

Stormwater from excavated and filled areas is managed to protect water quality.

DTS/DPF 3.9

Excavation and/or filling:

- (a) is located 50m or more from watercourses;
- (b) does not involve excavation exceeding a vertical height of 0.75m;
- (c) does not involve filling exceeding a vertical height of 0.75m; and
- (d) does not involve a total combined excavation and filling vertical height of 1.5m.

Landscapes and Natural Features

PO 4.1

Development minimises the need to modify landscapes and natural features.

DTS/DPF 4.1

None are applicable.

PO 4.2

Development includes revegetation with locally indigenous plant species to increase native vegetation cover.

DTS/DPF 4.2

None are applicable.

Land Division

PO 5.1

Land division does not result in an increased risk of pollution to surface or underground water.

DTS/DPF 5.1

Land division:

- (a) does not create additional allotments;
- (b) is for realignment of allotment boundaries to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures; or
- (c) is for realignment of allotment boundaries in order to improve management of the land for primary production and/or conservation of natural features.

PO 5.2

Realignment of allotment boundaries does not create development potential for a dwelling and associated onsite wastewater management system that cannot realistically satisfy South Australian standards for wastewater management and disposal.

DTS/DPF 5.2

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
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.	The Minister responsible for the administration of the <i>Natural Resources Management Act 2004</i>	To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources.
Development that: (a) is not connected (or not proposed to be connected) to a community wastewater management system or sewerage infrastructure; and (b) that includes any of the following: xiii. land division creating one or more additional allotments, either partly or wholly within the area of the overlay; xiv. function centre, with more than 75 seats for customer dining purposes; xv. shops, where: a. it is a restaurant with more than 40 seats, or	Environment Protection Authority	To provide expert technical assessment and direction to the relevant authority on the assessment of the potential harm from pollution and waste aspects arising from activities of environmental significance and other activities that have the potential to cause serious environmental harm.

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>b. it is a restaurant (more than 30 seats) and cellar door;</p> <p>xvi. Dwelling where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation on the same allotment);</p> <p>xvii. Tourist accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment);</p> <p>xviii. workers accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment);</p> <p>xix. Any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day);</p> <p>xx. Composting works (excluding a prescribed approved activity) – being a depot, facility or works with the capacity to treat, during a 12 month period more than 200 tonnes of organic waste or matter;</p> <p>xxi. Wastewater treatment works – being sewage treatment works, a</p>		

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>CWMS, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period more than 2.5 ML of wastewater;</p> <p>xxii. Feedlots – being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding;</p> <p>xxiii. Piggeries – being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units.</p> <p>xxiv. dairies – carrying on of a dairy with a total processing capacity exceeding more than 100 milking animals at any one time.</p>		

Murray-Darling Basin Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Sustainable water use in the Murray-Darling Basin area.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

PO 1.1

All development, but in particular development involving:

- a. horticulture;
- b. activities requiring irrigation;
- c. aquaculture;
- d. industry;
- e. intensive animal husbandry;

- f. horse keeping; or
- g. commercial forestry

having a lawful, sustainable and reliable water supply that does not place undue strain on water resources in the Murray-Darling Basin.

DTS/DPF 1.1

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Development involving: <ul style="list-style-type: none"> (a) horticulture; (b) activities requiring irrigation; (c) aquaculture; (d) industry; (e) intensive animal husbandry; (f) horse keeping; (g) commercial forestry; where the development may require water to be taken from the River Murray within the meaning of the <i>River Murray Act 2003</i> under a water license under the <i>Natural Resources Management Act 2004</i> and applied to land within the Murray-Darling Basin.	Minister for the time being administering the <i>River Murray Act 2003</i> .	To provide expert technical assessment and direction to the relevant authority on matters regarding the taking of water to ensure development is undertaken sustainably in the Murray-Darling Basin.

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Protect, retain and restore areas of native vegetation.

Performance Outcome (PO) • Deemed to Satisfy Criteria (DTS)
(required for development to be classified as Deemed-to-Satisfy)

- Designated Performance Feature (DPF)

(used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)

Environmental Protection

PO 1.1

Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.

DTS / DPF 1.1

An application is accompanied by:

- (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur:
 - (i) in connection with a relevant access point and / or driveway;
 - (ii) within 10m of a building (other than a residential building or tourist accommodation);
 - (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control; and/or
 - (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area; or
- (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'low level clearance'.

PO 1.2

Native vegetation clearance in association with development avoids the following:

- (a) significant wildlife habitat and movement corridors;
- (b) of rare, vulnerable or endangered plants species;
- (c) that is significant because it is located in an area which has been extensively cleared; or
- (d) that is growing in, or in association with, a wetland environment.

None are applicable.

PO 1.3

Intensive animal husbandry and agricultural activities are sited, setback and designed to minimise impacts on native vegetation, including impacts on native vegetation in State Significant Native Vegetation Areas, from:

- (a) the spread of pest plants and phytophthora;
- (b) the spread of non-indigenous plants species;
- (c) excessive nutrient loading of the soil or arising from surface water runoff;
- (d) soil compaction; or
- (e) chemical spray drift.

DTS / DPF 1.3

All classes of development, other than the following located within 500 metres of a boundary of an area identified in the State Significant Native Vegetation Areas Overlay:

- (a) horticulture;
- (b) intensive animal husbandry;
- (c) dairy;
- (d) commercial forestry; or
- (e) aquaculture.

Land division

PO 2.1

Land division that does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, accessways, fire breaks, boundary fencing, and potential building siting or the like.

DTS / DPF 2.1

Land division where:

- (a) an application is accompanied by:
 - (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the Native Vegetation Act 1991; or
 - (ii) a declaration stating that no native vegetation clearance under the Native Vegetation Act 1991 will be required as a result of the division of land; or

(iii) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the vegetation to be cleared is categorised as 'low level clearance'.

(b) an application for land division is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS / DPF 1.1, including any clearance that may occur; or

(c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the Heritage Places Act 1993.

Procedural Matters (PM)

Referrals

Class of Development / Activity	Referral Body	Purpose of Referral
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Except where all of the relevant deemed-to-satisfy criteria are met, the following:

(a) all classes of development 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 'major level clearance'.

Native Vegetation Council

To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation.

State Significant Native Vegetation Areas Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Protect, retain and restore significant areas of native vegetation.

Performance Outcome (PO) • Deemed to Satisfy Criteria (DTS)

(required for development to be classified as Deemed-to-Satisfy)

- Designated Performance Feature (DPF)

(used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)

Environmental Protection

PO 1.1

Development enhances biodiversity and habitat values through revegetation and avoiding native vegetation clearance except to promote an appreciation and awareness of wildlife areas, including visitor parking and amenities, or for the administration and management of a reserve or park established for the protection and conservation of wildlife.

DTS / DPF 1.1

An application is accompanied by:

- (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur:
 - (i) in connection with a relevant access point and / or driveway;
 - (ii) within 10m of a building (other than a residential building or tourist accommodation);
 - (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control; and/or
 - (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area; or
- (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'low level clearance'.

Land division

PO 2.1

Land division that contributes to the conservation, protection and enhancement of native vegetation.

DTS / DPF 2.1

Land division to:

- (a) create a public road or a public reserve where the application is accompanied by a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 in which the extent of

native vegetation clearance proposed to be undertaken in connection with the division is categorised as 'low level clearance'; or

(b) realign allotment boundaries to incorporate land into a park or reserve established under the National Parks and Wildlife Act 1972.

Procedural Matters (PM)

Referrals

Class of Development / Activity	Referral Body	Purpose of Referral
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Except where all of the relevant DTS / DPF are met, the following:

(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 'moderate level clearance' or 'major level clearance';

(b) all other classes of development. Native Vegetation Council

To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation.

Noise and Air Emissions Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Protect community health and amenity from adverse impacts of noise and air emissions.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Siting and Design

PO 1.1

Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources designed and sited to shield sensitive receivers from the emission source using measures such as:

- (a) placing buildings containing non-sensitive receivers (such as retail and commercial) between the emission source and sensitive receivers;
- (b) within individual buildings, placing rooms more sensitive to air quality and noise impacts (such as living rooms and bedrooms) further away from the emission source;
- (c) providing appropriate separation or erecting noise attenuation barriers, provided the requirements for safety, urban design and access can be met;
- (d) the use building design elements such as podiums and jutting, deep or enclosed balconies (including with solid balustrades), provided the requirements for safety, urban design and access can be met.

DTS/DPF 1.1

None are applicable

PO 1.2

Air quality sensitive development located adjacent to high air pollution sources use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants, provided wind impacts on pedestrian amenity are acceptable.

DTS/DPF 1.2

None are applicable

PO 1.3

Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources locate private open space (including ground level courtyards and balconies), common open space and outdoor play areas within educational establishments and pre-schools away from the emission source.

DTS/DPF1.3

None are applicable

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Non-Stop Corridors Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Safe and efficient operation of non-stop corridors, where free-flowing traffic movement is prioritised.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Non-Stop Corridor Overlay

PO 1.1

The safety, efficiency and functional performance of non-stop corridors is maintained.

DTS/DPF 1.1

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that:</p> <ul style="list-style-type: none"> (a) creates a new access or junction; or (b) proposes either of the following (except where deemed to be minor in the opinion of the relevant authority): <ul style="list-style-type: none"> (i) alters an existing access or public road junction; or (ii) may change the nature of vehicular movements or increase the number or frequency of movements through an existing access; <p>on a Non-Stop Corridor or within 25m of an intersection with such a road.</p>	Commissioner of Highways	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.
<p>Except where all of the relevant deemed-to-satisfy criteria are met, development that includes an advertisement or advertising hoarding that is on a Non-Stop Corridor or is on land abutting a Non-Stop Corridor; and</p> <ul style="list-style-type: none"> (a) is within 100m of an on or off ramp to a Non-Stop Corridor as shown in the Non-Stop Corridors Overlay; and (b) will: <ul style="list-style-type: none"> (i) be internally illuminated; 	Commissioner of Highways	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
(ii) incorporate a moving or changing display or message; or (iii) incorporate a flashing light.		

Prescribed Surface Water Area Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Sustainable water use in prescribed surface water areas.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

PO 1.1

Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users.

DTS/DPF 1.1

None are applicable.

PO 1.2

All development, but in particular development involving:

- (a) horticulture;
- (b) activities requiring irrigation;
- (c) aquaculture;
- (d) industry;
- (e) intensive animal husbandry; and
- (f) commercial forestry

having a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed surface water areas.

DTS/DPF 1.2

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
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 surface water flowing over land.	The Minister responsible for the administration of the <i>Natural Resources Management Act 2004</i>	To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources.
Development involving: <ul style="list-style-type: none"> (a) horticulture; (b) activities requiring irrigation; (c) aquaculture; (d) industry; (e) intensive animal husbandry; which may require water to be taken over and above any allocation that has already been granted under the <i>Natural Resources Management Act 2004</i> , or <ul style="list-style-type: none"> (f) commercial forestry that requires a forest water licence under Chapter 7 Part 5A of the <i>Natural Resources Management Act 2004</i>. 	The Chief Executive of the Department of the Minister responsible for the administration of the <i>Natural Resources Management Act 2004</i>	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.

Prescribed Water Resources Area Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Sustainable water use in prescribed surface water resources areas.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

PO 1.1

All development, but in particular development involving:

- (a) horticulture;
- (b) activities requiring irrigation;
- (c) aquaculture;
- (d) industry;

- (e) intensive animal husbandry; or
- (f) commercial forestry

having a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed surface water areas.

DTS/DPF 1.1

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Development involving: <ul style="list-style-type: none"> (a) horticulture; (b) activities requiring irrigation; (c) aquaculture; (d) industry; (e) intensive animal husbandry; or (f) commercial forestry that requires a forest water licence under Chapter 7 Part 5A of the <i>Natural Resources Management Act 2004</i>. 	The Chief Executive of the Department of the Minister responsible for the administration of the <i>Natural Resources Management Act 2004</i>	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.

Prescribed Watercourses Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Protection of prescribed watercourses by ensuring the taking of water from such watercourses is avoided or is undertaken in a sustainable manner.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

PO 1.1

All development, but in particular involving:

- (a) horticulture;
- (b) activities requiring irrigation;
- (c) aquaculture;
- (d) industry;
- (e) intensive animal husbandry; or
- (f) commercial forestry

having a lawful, sustainable and reliable water supply that does not place undue strain on prescribed watercourses.

DTS/DPF 1.1

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
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 prescribed watercourse.	<p>Where not located in the River Murray Flood Plain Overlay – The Minister responsible for the administration of the <i>Natural Resources Management Act 2004</i></p> <p>Where located in the River Murray Flood Plain Overlay – The Minister for the time being administering the <i>River Murray Act 2003</i>.</p>	To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources.
<p>Development involving:</p> <ul style="list-style-type: none"> (a) horticulture; (b) activities requiring irrigation; (c) aquaculture; (d) industry; (e) intensive animal husbandry; (f) which may require water to be taken over and above any allocation that has already been granted under the <i>Natural Resources Management Act 2004</i>, or (g) commercial forestry that requires a forest water licence under Chapter 7 Part 5A of the <i>Natural Resources Management Act 2004</i>. 	The Chief Executive of the Department of the Minister responsible for the administration of the <i>Natural Resources Management Act 2004</i>	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Sustainable water use in prescribed wells areas.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

PO 1.1

All development, but in particular involving:

- (a) horticulture;
- (b) activities requiring irrigation;
- (c) aquaculture;
- (d) industry;
- (e) intensive animal husbandry; or
- (f) commercial forestry

having a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.

DTS/DPF 1.1

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Development involving: <ul style="list-style-type: none"> (a) horticulture; (b) activities requiring irrigation; (c) aquaculture; (d) industry; (e) intensive animal husbandry; (f) which may require water to be taken over and above any allocation that has already been granted under the <i>Natural Resources Management Act 2004</i>, or (g) commercial forestry that requires a forest water licence under Chapter 7 Part 5A of the <i>Natural Resources Management Act 2004</i> 	The Chief Executive of the Department of the Minister responsible for the administration of the <i>Natural Resources Management Act 2004</i>	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.

RAMSAR Wetlands Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Protection of recognised RAMSAR Wetlands.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

General

PO 1.1

Development does not lead to significant negative impacts on RAMSAR wetland habitat.

DTWS/DPF 1.1

None are applicable.

PO 1.2

Development adjacent to RAMSAR wetlands maintains or establishes landform and vegetated corridor links between RAMSAR areas where possible.

DTS/DPF 1.2

None are applicable.

PO 1.3

Development within designated 'RAMSAR Reserves' does not adversely impact upon wetland habitat.

DTS/DPF 1.3

None are applicable.

PO 1.4

Buildings or structures not located on RAMSAR wetlands.

DTS/DPF 1.4

None are applicable.

PO 1.5

Development does not cause a significant change in the hydrological regime of RAMSAR wetlands, including:

- (a) a change in volume, timing, duration and frequency of ground and surface water flows to and within the wetland; or
- (b) a change in the level of salinity, pollutants, nutrients or water temperature.

DTS/DPF 1.5

None are applicable.

PO 1.6

Development designed to minimise the cumulative impacts on RAMSAR wetlands from frequent jetties, vegetation clearance and dredging.

DTS/DPF 1.6

None are applicable.

PO 1.7

Development does not result in the disruption of the breeding, feeding, migration or resting behaviour of an ecologically significant proportion of the population of a migratory or resident species.

DTS/DPF 1.7

None are applicable.

Land Division

PO 2.1

Land division supports the management or improvement of the natural environment and does not result in any additional allotments within a RAMSAR wetland.

DTS/DPF 2.1

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Regulated Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

The conservation of regulated trees to provide aesthetic and environmental benefits and to mitigate tree loss through appropriate development and redevelopment.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Tree Retention and Health

PO 1.1

Regulated trees are retained where they make an important visual contribution to local character and amenity.

DTS / DPF 1.1

None are applicable.

PO 1.2

Regulated trees listed as rare or endangered under the *National Parks and Wildlife Act 1972* are conserved.

DTS / DPF 1.2

A tree not listed as rare or endangered.

PO 1.3

A tree damaging activity not in connection with other development is undertaken to:

- (a) remove a diseased tree where its life expectancy is short;
- (b) mitigate an unacceptable risk to public or private safety due to limb drop or the like;
- (c) rectify or prevent extensive damage to a building of value :
 - (i) a Local Heritage Place;
 - (ii) a State Heritage Place;
 - (iii) a substantial building of value;

and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity;

- (d) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire;
- (e) treat disease or otherwise in the general interests of the health of the tree;
- (f) maintain the aesthetic appearance and structural integrity of the tree.

DTS / DPF 1.3

None are applicable.

PO 1.4

A tree damaging activity in connection with other development is undertaken to accommodate the reasonable development of land in accordance with the relevant zone or subzone where it might not otherwise be possible and, in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.

DTS / DPF 1.4

None are applicable.

Ground work affecting trees

PO 2.1

Regulated trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.

DTS / DPF 2.1

None are applicable.

Land Division

PO 3.1

Land division results in an allotment configuration that enables its subsequent development and the retention of regulated trees as far as is reasonably practicable.

DTS/DPF 3.1

Land division where:

(a) there are no regulated trees located within or adjacent to the plan of division; or the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Regulated Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

The conservation of regulated trees to provide aesthetic and environmental benefits and to mitigate tree loss through appropriate development and redevelopment.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Tree Retention and Health

PO 1.1

Regulated trees are retained where they make an important visual contribution to local character and amenity.

DTS / DPF 1.1

None are applicable.

PO 1.2

Regulated trees listed as rare or endangered under the *National Parks and Wildlife Act 1972* are conserved.

DTS / DPF 1.2

A tree not listed as rare or endangered.

PO 1.3

A tree damaging activity not in connection with other development is undertaken to:

- (g) remove a diseased tree where its life expectancy is short;
- (h) mitigate an unacceptable risk to public or private safety due to limb drop or the like;
- (i) rectify or prevent extensive damage to a building of value :
 - (iv) a Local Heritage Place;
 - (v) a State Heritage Place;
 - (vi) a substantial building of value;

and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity;

- (j) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire;
- (k) treat disease or otherwise in the general interests of the health of the tree;
- (l) maintain the aesthetic appearance and structural integrity of the tree.

DTS / DPF 1.3

None are applicable.

PO 1.4

A tree damaging activity in connection with other development is undertaken to accommodate the reasonable development of land in accordance with the relevant zone or subzone where it might not otherwise be possible and, in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.

DTS / DPF 1.4

None are applicable.

Ground work affecting trees

PO 2.1

Regulated trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.

DTS / DPF 2.1

None are applicable.

Land Division

PO 3.1

Land division results in an allotment configuration that enables its subsequent development and the retention of regulated trees as far as is reasonably practicable.

DTS/DPF 3.1

Land division where:

- (b) there are no regulated trees located within or adjacent to the plan of division; or

the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Resource Extraction Protection Area Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Protection of current and future state significant resource extraction activities by ensuring development has regard to potential environmental and amenity impacts generated by the lawful operation of proximate mines and quarries.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Protection of Strategic Resources

PO 1.1

Long-term availability of and ability to extract resources is maintained by ensuring development involving sensitive receivers is:

- (a) located away from areas which may be subject to unacceptable noise, dust or vibration emissions generated by current or future resource extraction activities; or
- (b) able to adequately mitigate impacts of noise, dust or vibration emissions through design techniques such as:
 - (i) locating residential accommodation the greatest distance practicable from the resource extraction activity;
 - (ii) placing buildings containing non-sensitive receivers between the resource extraction activity and sensitive receivers;
 - (iii) placing rooms more sensitive to air, noise and vibration impacts (e.g. bedrooms) further away from the resource extraction activity; and / or
 - (iv) providing private or common open space adjacent a building facade that shields the space from impacts of the resource extraction activity.

DTS/DPF 1.1

Development does not incorporate:

- (a) a sensitive receiver;
- (b) alterations or additions to a sensitive receiver which increase the floor area of such buildings by 10% or more; or
- (c) land division for the purposes of accommodating a sensitive receiver.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>Where located within the area of the Resource Extraction Zone all forms of development except:</p> <ul style="list-style-type: none"> (a) agricultural building; (b) boundary realignment/adjustment; (c) farming; (d) fence; (e) horse keeping; (f) horticulture; (g) mushroom production; or (h) protective netting structure. 	Minister responsible for administering the Mining Acts	To provide expert assessment and direction to the relevant authority on the potential for development to adversely impact upon the lawful continued operation of resource extraction operations.
<p>Where located outside of the Resource Extraction Zone, the following forms of development (including land division creating additional allotments for such uses and alterations and additions which increase the floor area of buildings accommodating the following by 10% or more):</p> <ul style="list-style-type: none"> (a) dwelling; (b) residential flat building; (c) tourist accommodation; (d) boarding home; (e) dormitory style accommodation; (f) workers' accommodation; (g) student accommodation; (h) pre-school; (i) educational establishment; (j) retirement village; (k) supported accommodation; (l) residential park; or (m) Hospital. 	Minister responsible for administering the Mining Acts	To provide expert assessment and direction to the relevant authority on the potential for sensitive receivers in close proximity to adversely impact upon the lawful continued operation of resource extraction operations.

River Murray Flood Plain Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

The conservation and enhancement of water quality and the riverine environment, provision for environmental water flows, the protection of life and property against flood risk and recognition of the riverine environment as an important tourist and recreational resource.

DO 2

Development for the purpose of recreation (e.g. landings, jetties, houseboat moorings) water extraction, wetland management and irrigation management (e.g. channel, pumping stand, flood gate).

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Dredging

PO 1.1

Development is designed and sited in a manner that limits the need for dredging.

DTS/DPF 1.1

None are applicable.

Land Division

PO 2.1

Land division does not lead to intensification of development.

DTS/DPF 2.1

Land division:

- (a) is limited to the creation of a public road or a public reserve; or
- (b) is for adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures and does not result in an additional allotment.

PO 2.2

Boundary realignment for residential purposes preserves the integrity of public waterfront reserves.

DTS/DPF 2.2

Boundary realignment for residential purposes:

- (a) locates any new roads on the landward side of an existing dwelling (rather than between an existing dwelling and the public waterfront reserve); and
- (b) provides a reserve 50m or more in width above pool level along the water frontage.

Built Form and Character

PO 3.1

Buildings and structures are sited and designed to be unobtrusive when viewed from the River Murray and nearby public roads.

DTS/DPF 3.1

Buildings / structures:

- (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);
- (b) have no floor level elevated 2.5m or more above ground level;
- (c) are not closer than 50m to the waterfront; and
- (d) have associated electricity and telecommunications lines installed underground.

PO 3.2

Retaining walls avoided in the 1956 River Murray Flood Plain and in highly visible locations that can be viewed from public roads or the main channel of the Murray River.

DTS/DPF 3.2

Retaining walls:

- (a) are for the repair or replacement of a lawful retaining wall;
- (b) are essential to provide safe public access to the waterfront on public land;
- (c) are necessary to protect structures and buildings of historic significance;
- (d) are necessary for the purpose of protecting waterfront vegetation;
- (e) are ancillary to a dwelling and are essential for safe access to the waterfront from that dwelling; or
- (f) are necessary to protect a dwelling from material risk presented by erosion.

Flood Resilience

PO 4.1

Development does not cause, impede, or be subject to damage by floodwaters and fluctuating pool levels.

DTS/DPF 4.1

None are applicable.

PO 4.2

Dwellings do not impede floodwaters and fluctuating pool levels.

DTS/DPF 4.2

Undercroft areas of elevated dwellings:

- (a) when enclosed, are enclosed using roller doors, removable panels or other material that can easily be opened or removed during times of flood;
- (b) are not used for habitable rooms; and
- (c) have enclosed areas for a toilet, shower or laundry facilities not exceeding a combined maximum floor area of 10m².

PO 4.3

Outbuildings do not impede floodwaters and fluctuating pool levels.

DTS/DPF 4.3

Outbuildings are:

- (a) fitted with roller doors, removable panels or similar on two ends of side (whichever elevations face the direction of the flow); and
- (b) constructed at natural ground level

PO 4.4

Fencing does not impede floodwaters and fluctuating pool levels.

DTS/DPF 4.4

Fencing is of an open design such as post and wire strand construction.

Environmental Protection

PO 5.1

Adverse impacts on the natural features and stability of the waterfront are minimised.

DTS/DPF 5.1

None are applicable.

PO 5.2

Development incorporates buffer areas to protect the river and associated natural features such as wetlands and native vegetation.

DTS/DPF 5.2

None are applicable.

PO 5.3

Modification to the natural landform, including land reclamation, is avoided or minimised to prevent impacts on natural features, natural flow paths, floodwaters and the stability of the waterfront.

DTS/DPF 5.3

None are applicable.

PO 5.4

Outbuildings incorporate measures to prevent spills and leaks.

DTS/DPF 5.4

Outbuildings are wholly located within a bund to confine spills and leaks to the confines of the outbuilding.

PO 5.5

Fuel storage facilities and areas, including areas for the storage of mobile fuel trailers, sited and designed to prevent environmental harm.

DTS/DPF 5.5

Fuel storage facilities and areas, including areas for the storage of mobile fuel trailers, are located:

- (a) outside the 1956 Murray River Flood Plain; and
- (b) wholly within a bund that has storage capacity of 133% or more of the volume of the largest fuel storage tank.

PO 5.6

Facilities for the collection of effluent from moored vessels sited and designed to prevent environmental harm.

DTS/DPF 5.6

Facilities for the collection of effluent from moored vessels are not located within the 1956 Murray River Flood Plain.

Access

PO 6.1

Waterfront reserve areas between buildings and the water is maximised to preserve the amenity of view corridors along the riverine environment.

DTS/DPF 6.1

None are applicable.

PO 6.2

Public access routes to waterfront reserves are provided and maintained.

DTS/DPF 6.2

None are applicable.

PO 6.3

Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling.

DTS/DPF 6.3

No more than 100mm excavation and 100mm of fill is required in association with the construction of a driveway, access track or parking area.

River Structures

PO 7.1

River structures located where they do not cause a hazard to safe navigation.

DTS/DPF 7.1

River structures are located:

- (a) wholly outside navigation channels as defined by navigational signs;
- (b) 100m or more from either side of a ferry crossing; and
- (c) 150m or more from a lock.

PO 7.2

River structures are located where they do not cause a hazard to a designated recreation area for water skiing and swimming.

DTS/DPF 7.2

River structures are located wholly outside designated recreation areas for water skiing and swimming.

PO 7.3

Proliferation of water pumps is avoided to limit impact on the riverine environment.

DTS/DPF 7.3

None are applicable.

PO 7.4

Water pumping infrastructure designed and constructed to limit impact on the riverine environment.

DTS/DPF 7.4

Water pumping infrastructure is designed and constructed in accordance with Figure 1.

PO 7.5

Proliferation of jetties and floating pontoons is avoided to minimise impact on the riverine environment.

DTS/DPF 7.5

Jetty or floating pontoons are limited to one jetty or floating pontoon constructed per dwelling and:

- (a) are wholly located within the same allotment as an associated existing dwelling structure;
- (b) are located on an allotment (or lease site) separated from the river front by a public reserve or a public road (but not both); or
- (c) are for the repair, maintenance or replacement of an existing licensed river structure.

PO 7.6

Jetties and floating pontoons designed and constructed to limit impact on the riverine environment.

DTS/DPF 7.6

Jetties and floating pontoons are designed and constructed in accordance with Figures 2 to 6 and:

- (a) extend not more than 8m into the river measured from the riverbank at normal pool level;

- (b) have a width of not more than 1.4m in the case of a jetty (or gangway width in the case of a floating pontoon);
- (c) in the case of floating pontoons do not exceed the dimensions 3m by 6m; and
- (d) maintain a minimum of 3m between river structures including other jetties and pontoons.

PO 7.7

Proliferation of boat ramps is avoided to minimise impact on the riverine environment.

DTS/DPF 7.7

The repair, maintenance or replacement of an existing licensed boat ramp.

PO 7.8

On-river mooring facilities developed only where:

- (a) the mooring facility will not result in a mooring capacity exceeding one vessel per allotment;
- (b) where the allotment has a direct frontage to the river (or is only separated by a public road or public reserve, but not both) and the allotment contains an existing dwelling; and
- (c) the width of the river is greater than 100m at normal pool level.

DTS/DPF 7.8

None are applicable.

PO 7.9

Moorings for vessels located to avoid interfering with the operation or function of a ferry crossing, lock or major pumping station.

DTS/DPF 7.9

Moorings for vessels not be located within:

- (a) 100m of either side of a ferry crossing;
- (b) 150m of a lock; or
- (c) 400m of a major pumping station.

PO 7.10

Development of structures designed for the mooring of more than one vessel are located off-channel in a marina.

DTS/DPF 7.10

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>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, the following:</p> <ul style="list-style-type: none"> (a) development comprising the erection, construction, modification, 	<p>The Minister responsible for administering the <i>River Murray Act 2003</i>.</p>	<p>To provide expert assessment and direction to the relevant authority on potential impacts from development on the health of the River</p>

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>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; or</p> <p>(b) development that involves, or is for the purposes of, any of the following activities:</p> <ul style="list-style-type: none"> (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; or <p>(c) development that is within the ambit of clause 7 of Schedule 3 of the <i>Planning, Development and Infrastructure (General) Regulations 2017</i>;</p> <p>(d) development that involves the construction of a building, or the undertaking of an act or activity specified in clause 3 of Schedule 3 of the <i>Planning, Development and Infrastructure (General) Regulations 2017</i>, other than where the development: -</p> <ul style="list-style-type: none"> (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 enclosed shed, garage or similar outbuilding— <ul style="list-style-type: none"> (A) that is ancillary to an existing building; and (B) that will not have a total floor area of more than 60m²; and 		<p>Murray system, its natural flow regime (including floodwaters), water quality, and cultural heritage.</p>

Referrals

Class of Development / Activity	Referral Body	Purpose of Referral
<p>(C) that is located outside the 1956 River Murray Floodplain or will have on opposite sides either removable panels or at least 2 doors so as not to impede flood waters; and</p> <p>(D) that will not be located closer to the River Murray than an existing dwelling; or</p> <p>(iv) 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</p> <p>(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</p> <p>(e) development that involves the division of an allotment or allotments and is of a kind described as restricted development under the Planning and Design Code; or</p> <p>(f) development that involves the division of an allotment or allotments so as to result in—</p> <p style="padding-left: 20px;">(i) an additional 4 or more allotments; or</p> <p style="padding-left: 20px;">(ii) an additional 4 or more grants of occupancy (by the conferral or exercise of a right to occupy part only of an allotment); or</p> <p style="padding-left: 20px;">(iii) a mix of 4 or more allotments and separate grants of occupancy; or</p> <p>(g) development that involves the creation of a new allotment or grant of occupancy through the division of an allotment where any part of the</p>		

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>boundary of the new allotment or occupancy will have a frontage to a part of the River Murray system; or</p> <p>(h) development that involves the alteration of the boundaries of an allotment so as to result in—</p> <p>(i) the allotment having a frontage to a part of the River Murray system; or</p> <p>(ii) the allotment having an increase in its frontage to a part of the River Murray system.</p>		
<p>Development that:</p> <p>(a) generates human wastewater from a peak loading capacity of more than 40 persons or more than 6000 litres/day and is not connected to a community wastewater management system or sewerage infrastructure; or</p> <p>(b) comprises pontoons, jetties, piers or other structures (whether on water or land) designed or used to provide moorings or dry storage for 5 or more vessels at any 1 time; or</p> <p>(c) comprises a vessel refuelling facility; or</p> <p>(d) comprises a vessel sewage pump-out facility.</p>	Environment Protection Authority (EPA)	To prioritise the protection of drinking water quality by ensuring pollutants are not discharged into any waters or onto land in a place in which it is reasonably likely to enter any waters within a water protection area.

Infrastructure

Figure 1 - Water extraction infrastructure (irrigation or water supply pump)

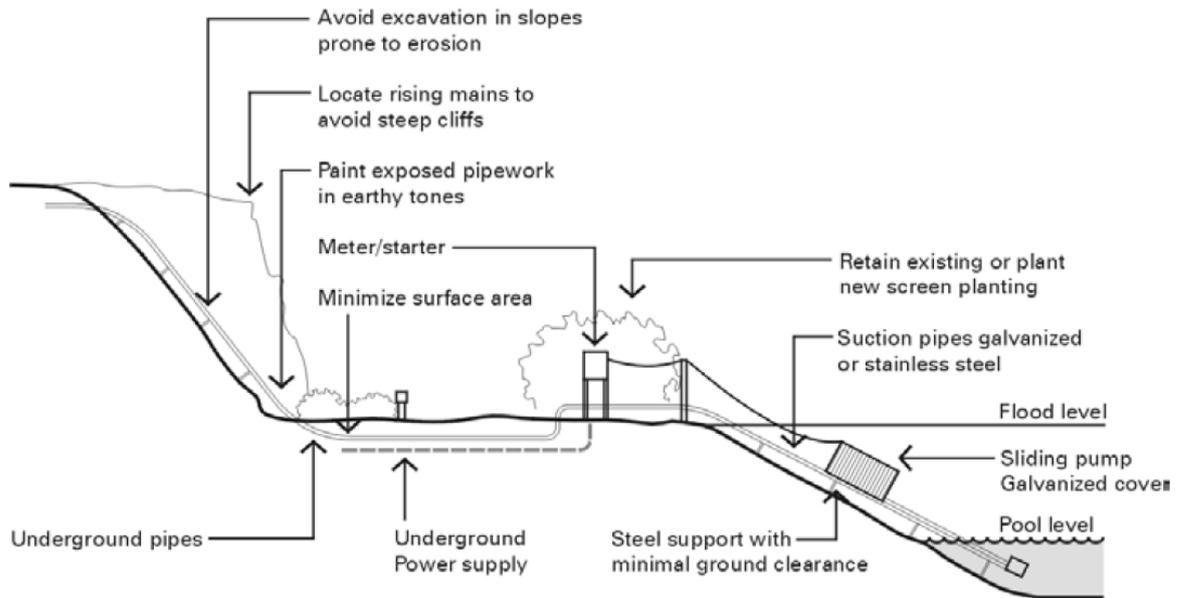
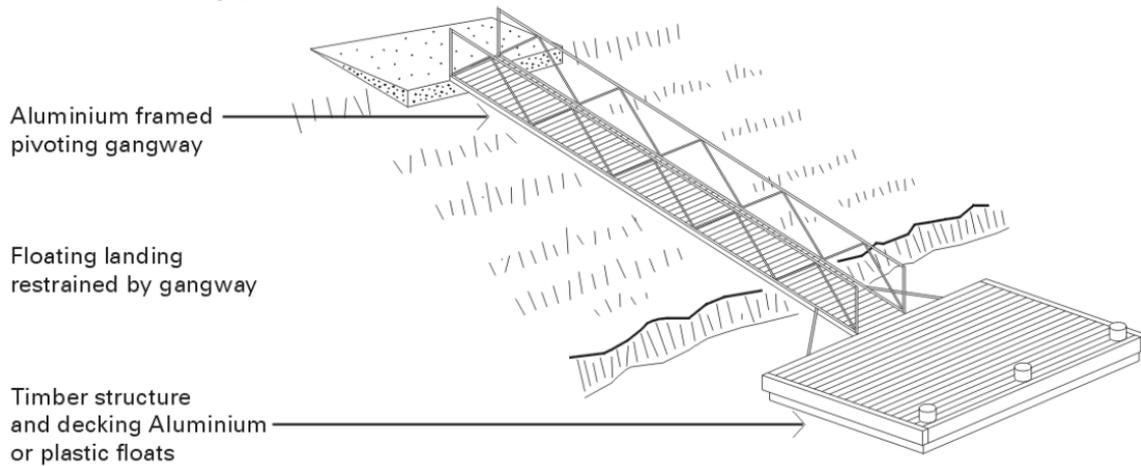


Figure 2 – Floating pontoon



Infrastructure

Figure 3 – Floating pontoon (cross-section)

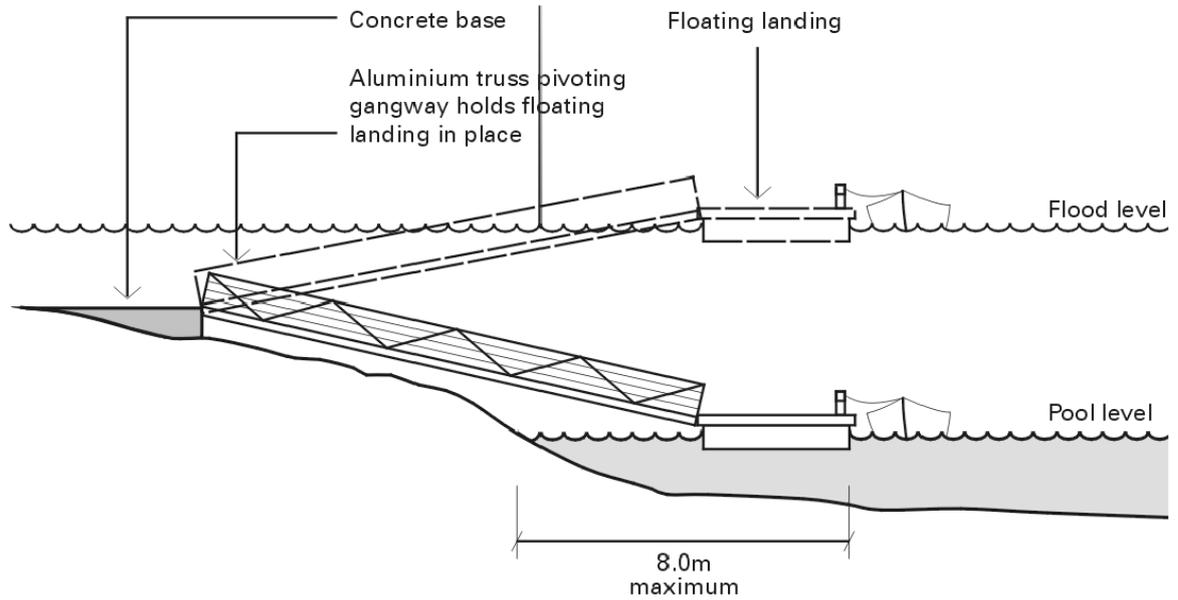
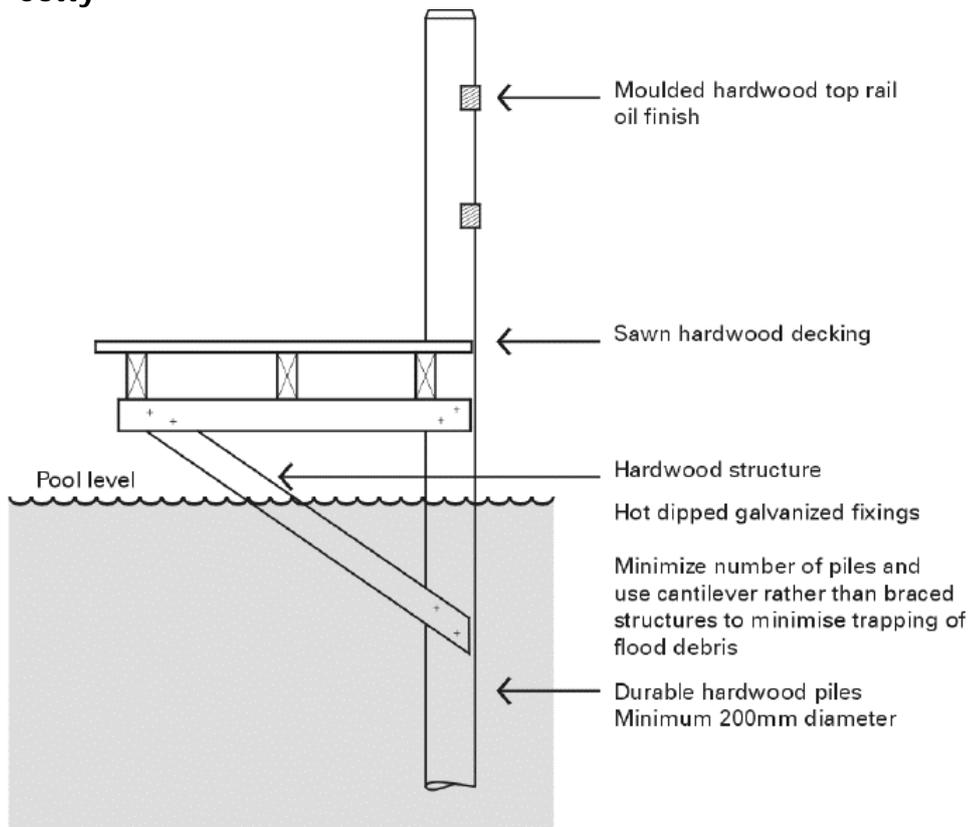


Figure 4 – Jetty



River Murray Tributaries Area Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Sustainable water use and conservation of riverine environments within the River Murray Tributaries area.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use

PO 1.1

Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment and downstream users.

DTS/DPF 1.1

None are applicable.

PO 1.2

All development, but in particular development involving:

- a. activities requiring irrigation;
- b. aquaculture;
- c. commercial forestry;
- d. horticulture;
- e. industry; or
- f. intensive animal husbandry

having a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed surface water areas.

DTS/DPF 1.2

None are applicable.

Land Division

PO 2.1

Land division does not lead to the intensification of development to a level that would have a negative impact on the health or natural flow paths of the River Murray Tributaries.

DTS/DPF 2.1

None are applicable.

PO 2.2

Land division including boundary realignment preserves the integrity of the public waterfront of the River Murray system by limiting the number of allotments having a frontage (or extent of frontage) to that system.

DTS/DPF 2.2

Land division does not result in:

- a. an increase in allotments having a frontage to a part of the River Murray system; or
- b. an increase in the frontage of an allotment or allotments to a part of the River Murray system.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>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, the following:</p> <p>(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; or</p> <p>(b) development involving:</p> <ul style="list-style-type: none"> ii. horticulture; iii. activities requiring irrigation, other than irrigation used for domestic purposes; iv. aquaculture; v. intensive animal husbandry; vi. horse keeping; vii. commercial forestry; or <p>(c) land division classified as <i>restricted</i> by the Planning and Design Code; or</p> <p>(d) land division that results in:</p> <ul style="list-style-type: none"> ii. 4 or more additional allotments; or iii. 4 or more additional grants of occupancy (by the conferral or exercise of a right to occupy part only of an allotment); or iv. a mix of 4 or more additional allotments and separate grants of occupancy; or <p>(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; or</p>	<p>The Minister responsible for administering the <i>River Murray Act 2003</i>.</p>	<p>To provide expert assessment and direction to the relevant authority on potential impacts from development on the health of the River Murray system, its natural flow regime (including floodwaters), water quality and cultural heritage.</p>

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
(f) alteration of the boundaries of an existing allotment so as to result in— <ul style="list-style-type: none"> 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. 		

Significant Industry Interface Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Protection of state significant industrial activities by ensuring development has regard to potential environmental and amenity impacts generated by the lawful operation of proximate industry.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Division

PO 1.1

Sensitive uses and sensitive receivers are:

- (a) located away from areas which may be subject to unacceptable noise, dust, odour or other emissions; or
- (b) able to adequately mitigate impacts of noise, dust, odour or other dour emissions through design techniques such as:
 - i. locating residential accommodation the greatest distance practicable from the industry;
 - ii. locating buildings containing less non-sensitive receivers between the industry and sensitive receivers;
 - iii. placing rooms more sensitive to air, noise and odour impacts (e.g. bedrooms) further away from the industry; or
 - iv. providing private or common open space adjacent a building facade that shields the space from impacts of the industry

DTS/DPF 1.1

Development does not incorporate any of the following (including alterations and additions which increase the floor area of buildings accommodating the following by 10% or more):

- a. land division creating one or more additional allotments for residential purposes;
- b. dwelling;
- c. residential flat building

- d. tourist accommodation;
- e. boarding home;
- f. dormitory style accommodation;
- g. workers' accommodation;
- h. student accommodation;
- i. pre-school;
- j. educational establishment;
- k. retirement village; or
- l. supported accommodation;
- m. residential park; or
- n. hospital.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Significant Landscape Protection Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Conservation of the natural and rural character and scenic and cultural qualities of significant landscapes.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Land use intensity restrained to conserve and enhance natural and rural character.

DTS/DPF 1.1

None are applicable

PO 1.2

Development in the form of the following not undertaken:

- (a) renewable energy facilities;
- (b) large scale industry, storage, distribution, warehousing; and
- (c) intensive animal husbandry.

DTS/DPF 1.2

None are applicable

Built Form and Character

PO 2.1

Development carefully sited and designed to:

- (a) complement rural character;

- (b) minimise disruption to natural landform and integrate existing natural environmental features including, particularly, native vegetation;
- (c) minimise impacts on wildlife habitat;
- (d) be visually unobtrusive and blend in with the surrounding area; and
- (e) be located below ridge lines.

DTS/DPF 2.1

None are applicable

PO 2.2

Buildings and structures limited to those that:

- (a) are ancillary, adjacent to and of the same or lesser scale as existing buildings;
- (b) are essential in supporting existing pastoral or rural activities;
- (c) are used for the ancillary sale of produce associated with a pastoral or rural activity;
- (d) are in the form of high quality nature-based tourist accommodation;
- (e) are for rainwater storage;
- (f) are for research or education purposes; or
- (g) support conservation or the interpretation of the environment or cultural features.

DTS/DPF 2.2

None are applicable.

Landscaping

PO 3.1

Landscaping comprises locally indigenous species to enhance landscape quality and habitat restoration.

DTS/DPF 3.1

Landscaping plantings exclusively constitute locally indigenous plant species.

Earthworks

PO 4.1

Excavation and filling of land limited to that associated with:

- (a) minimising the visual impact of buildings or structures; or
- (b) construction of water storage facilities.

DTS/DPF 4.1

Excavation and/or filling:

- (a) is undertaken in order to reduce the visual impact of buildings or structures or to construct water storage facilities;
- (b) does not involve excavation exceeding a vertical height of 0.75m;
- (c) does not involve filling exceeding a vertical height of 0.75m;
- (d) does not involve a total combined excavation and filling vertical height of 1.5m; and
- (e) scree slopes are covered in topsoil and landscaped with locally indigenous plant species.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Sloping Land Overlay

Assessment Provision (AP)

Desired Outcomes (DO)

DO 1

Development on sloping land designed to protect public safety, maintain and improve soil stability and minimise environmental and visual impacts.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land slip and Soil Erosion

PO 1.1

Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.

DTS/DPF 1.1

None are applicable.

PO 1.2

Steep slopes stabilised through retention and replanting of vegetation.

DTS/DPF 1.2

None are applicable.

PO 1.3

Development includes site drainage systems that minimise erosion and avoid adverse impacts on slope stability.

DTS/DPF 1.3

None are applicable.

PO 1.4

Development avoids the alteration and obstruction of natural drainage lines.

DTS/DPF 1.4

None are applicable.

Visual Impacts

PO 2.1

Buildings sited and designed to integrate with the natural topography of the land using measures such as split level building construction and other approaches that minimise the extent of cut and fill.

DTS/DPF 2.1

None are applicable

Driveways and Access Tracks

PO 3.1

Driveways and access tracks are of a suitable gradient to allow safe and convenient access.

DTS/DPF 3.1

Driveways and access tracks do not have a gradient exceeding 25% (1-in-4) at any point along the driveway.

PO 3.2

Driveways and access tracks are of suitable construction to allow safe and convenient access.

DTS/DPF 3.2

Driveways and access tracks are constructed with an all-weather trafficable surface.

PO 3.3

Driveways and access tracks do not cause or contribute to the instability of embankments and cuttings.

DTS/DPF 3.3

None are applicable.

PO 3.4

Driveways and access tracks are sited and designed to integrate with the natural topography.

DTS/DPF 3.4

None are applicable.

PO 3.5

Driveways and access tracks provide level transition areas to enable safe movement of people and goods to and from the development.

DTS/DPF 3.5

None are applicable.

Earthworks

PO 4.1

Earthworks located outside townships and urban areas is limited and only undertaken to reduce the visual impact of buildings and structures and where it preserves the natural form of the land and native vegetation.

DTS/DPF 4.1

Development does not involve either:

- (g) excavation exceeding a vertical height of 0.75m; or
- (h) filling exceeding a vertical height of 0.75m;

and, if the development involves both excavation and filling, the total combined excavation and filling does not exceed a vertical height of 1.5m.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

State Heritage Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Development maintains the heritage and cultural values of State Heritage Areas through conservation, ongoing use and adaptive reuse.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Built Form

PO 1.1

The form of new buildings and structures that are visible from the public realm consistent with the heritage values and characteristics of the State Heritage Area.

DTS 1.1

None are applicable.

PO 1.2

Development is consistent with the prevailing building and ceiling heights in the State Heritage Area.

DTS 1.2

None are applicable.

PO 1.3

Design and architectural detailing of street facing buildings consistent with the prevailing characteristics expressed in the State Heritage Area.

DTS 1.3

None are applicable.

PO 1.4

Development is consistent with the prevailing front and side boundary setback pattern in the State Heritage Area.

DTS 1.4

None are applicable.

PO 1.5

Materials are either consistent with or complement those within the State Heritage Area.

DTS 1.5

None are applicable.

Alterations and Additions

PO 2.1

Alterations and additions complement the subject building and are sited to ensure they do not dominate the primary facade, streetscape and employ a contextual design approach.

DTS 2.1

None are applicable.

Ancillary Development

PO 3.1

Ancillary development, including carports, outbuildings and garages, complements the heritage values of the Area.

DTS 3.1

None are applicable.

PO 3.2

Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principle building(s).

DTS 3.2

None are applicable.

PO 3.3

Advertising and advertising hoardings are designed to complement the State Heritage Area, be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the building or the setting of the Area.

DTS 3.3

None are applicable

Land Division

PO 4.1

Land division creates allotments that:

- (a) are compatible with the surrounding pattern of subdivision of the State Heritage Area; and
- (b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the State Heritage Area.

DTS 4.1

None are applicable.

Landscape Context and Streetscape Amenity

PO 5.1

Individually heritage listed trees, parks, historic gardens and memorial avenues within the State Heritage Area retained unless:

- (a) trees / plantings are, or have the potential to be, a danger to life or property; or
- (b) trees / plantings are significantly diseased and their life expectancy is short.

DTS 5.1

None are applicable.

Demolition

PO 6.1

Buildings and other features of identified heritage value within a State Heritage Area are not demolished, destroyed or removed in total or in part unless either of the following apply:

- (a) the portion of any building or other feature is determined to not contribute to the heritage value of the State Heritage Area; or
- (b) the structural condition of the building represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair.

DTS 6.1

None are applicable.

Conservation Works

PO 7.1

Conservation works to the exterior of buildings and other features of identified heritage value match existing materials to be repaired and utilise traditional work methods.

DTS/DPF 7.1

Conservation works involving:

- (a) replacement of roof materials, guttering or downpipes with the same or substantially the same materials and detailing;
- (b) replacement of timber building elements (structural or decorative) with the same or substantially the same material, dimension and detailing; or brick and stone repair/ repointing to match original. Procedural Matters (PM)

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Except where: <ul style="list-style-type: none">(i) the development is to be undertaken in accordance with a Heritage Agreement under the Heritage Places Act 1993; or(ii) the development is, in the opinion of the relevant authority, minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral the following forms of development: <ul style="list-style-type: none">(a) demolition of external building fabric and other features of identified heritage value within the State Heritage Area;(b) freestanding advertisements, signs and associated structures that are	The Minister responsible for administering the <i>Heritage Places Act 1993</i>	To provide expert assessment and direction to the relevant authority on the potential impacts of development on State Heritage Areas.

Referrals

Class of Development / Activity	Referral Body	Purpose of Referral
<p>visible from a public street, road or thoroughfare within the State Heritage Area;</p> <p>(c) alterations or additions to buildings and other features of identified heritage value that:</p> <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare within the State Heritage Area; (i) are visually dominant within the State Heritage Area; or (ii) involve substantive physical impact to the fabric of significant buildings; <p>(d) new buildings that:</p> <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare within the State Heritage Area; or (ii) are visually dominant within the State Heritage Area; <p>(e) conservation repair works that are not representative of 'like for like' maintenance;</p> <p>(f) solar panels that are visible from a public street, road or thoroughfare within the State Heritage Area;</p> <p>(g) land division;</p> <p>(h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare within the State Heritage Area; or</p> <p>(i) the removal of an individual tree or a tree within a garden or park of identified heritage significance within the State Heritage Area.</p>		

State Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Built Form

PO 1.1

The form of new buildings and structures maintains the heritage values of the Place.

DTS 1.1

None are applicable.

PO 1.2

Massing and scale of development maintains the heritage values of the Place.

DTS 1.2

None are applicable.

PO 1.3

Design and architectural detailing maintains the heritage values of the Place.

DTS 1.3

None are applicable.

PO 1.4

Development is consistent with boundary setbacks and setting.

DTS 1.4

None are applicable.

PO 1.5

Materials and colours are either consistent with or complement the heritage values of the Place.

DTS 1.5

None are applicable.

PO 1.6

New buildings are not placed or erected between the front street boundary and the façade of a State Heritage Place.

DTS 1.6

None are applicable.

PO 1.7

Development of a State Heritage Place retains elements contributing to its heritage value.

DTS 1.7

None are applicable.

Alterations and Additions

PO 2.1

Alterations and additions complement the subject building and are sited to be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the Place or its setting.

DTS 2.1

None are applicable.

Ancillary Development

PO 3.1

Ancillary development, including carports, outbuildings and garages, complement the heritage values of the Place.

DTS 3.1

None are applicable.

PO 3.2

Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s).

DTS 3.2

None are applicable.

PO 3.3

Advertising and advertising hoardings are designed and located to complement the State Heritage Place, be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the building or the setting.

DTS 3.3

None are applicable.

Land Division

PO 4.1

Land division creates allotments that:

- (a) are compatible with the surrounding pattern of subdivision of the State Heritage Place; and
- (b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the State Heritage Place.

DTS 4.1

None are applicable.

Landscape Context and Streetscape Amenity

PO 5.1

Individually heritage listed trees, parks, historic gardens and memorial avenues retained unless:

- (a) trees / plantings are, or have the potential to be, a danger to life or property; or
- (b) trees / plantings are significantly diseased and their life expectancy is short.

DTS 5.1

None are applicable.

Demolition

PO 6.1

State Heritage Places are not demolished, destroyed or removed in total or in part unless either of the following apply:

- (a) the portion of the Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value; or
- (b) the structural condition of the Place represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair.

DTS 6.1

None are applicable.

Conservation Works

PO 7.1

Conservation works to the exterior of a Place and other features of identified heritage value match existing materials to be repaired and utilise traditional work methods.

DTS 7.1

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>Except where:</p> <ul style="list-style-type: none"> (i) the development is to be undertaken in accordance with a Heritage Agreement under the <i>Heritage Places Act 1993</i>; or (ii) the development is, in the opinion of the relevant authority, minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral <p>the following forms of development:</p> <ul style="list-style-type: none"> (a) demolition of internal or external significant building fabric; (b) freestanding advertisements, signs and associated structures that are visible from a public street, road or thoroughfare that abuts the State Heritage Place; (c) alterations or additions to buildings that: 	<p>The Minister responsible for administering the <i>Heritage Places Act 1993</i></p>	<p>To provide expert assessment and direction to the relevant authority on the potential impacts of development on State Heritage Places.</p>

Referrals

Class of Development / Activity	Referral Body	Purpose of Referral
<ul style="list-style-type: none"> (ii) are visible from a public street, road or thoroughfare that abuts the State Heritage Place; (iii) may materially affect the context of a State Heritage Place; or (iv) involve substantive physical impact to the fabric of significant buildings; (d) new buildings that: <ul style="list-style-type: none"> (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place; or (ii) may materially affect the context of the State Heritage Place; (e) conservation repair works that are not representative of 'like for like' maintenance; (f) solar panels that are visible from a public street, road or thoroughfare that abuts the State Heritage Place; (g) land division; (h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare that abuts the State Heritage Place; or (i) the removal of an individual tree or a tree within a garden or park of identified heritage significance. 		

Strategic Infrastructure Gas Pipelines Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Safe operation of high-pressure gas transmission pipelines and associated infrastructure.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Division

PO 1.1

Land division preserves access to high pressure gas transmission pipelines for maintenance and emergency response purposes.

DTS/DPF 1.1

None are applicable.

Land Use

PO 2.1

Development maintains safe operation of high pressure gas transmission pipelines.

DTS/DPF 2.1

Development does not incorporate the following land uses:

- (a) educational establishment;
- (b) emergency services facility;
- (c) hospital;
- (d) industry;
- (e) pre-school;
- (f) retirement facility; or
- (g) supported accommodation.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Safe and efficient operation of urban transport routes and major urban transport routes for all road users.

DO 2

Provision of safe and efficient access to and from urban transport routes and major urban transport routes.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria
Traffic Generating Development

PO 1.1

Development designed to minimise its potential impact on the safety, efficiency and functional performance of the state road network.

DTS/DPF 1.1

None are applicable.

PO 1.2

Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.

DTS/DPF 1.2

Development only has access directly from a Key Outback and Rural Route or Urban Traffic Route.

PO 1.3

Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the state road network.

DTS/DPF 1.3

Development only has access directly from a Key Outback and Rural Route, Major Urban Traffic Route or Urban Traffic Route.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>Other than where all deemed-to-satisfy criteria for all policies relevant to this referral are met, development involving:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments; or (b) commercial development with a gross floor area of 10,000m² or more; or (c) retail development with a gross floor area of 2,000m² or more; or (d) a warehouse or transport depot with a gross floor area of 8,000m² or more; or (e) industry with a gross floor area of 20,000m² or more; or (f) educational facilities with a capacity of 250 students or more; that is on, or is to be located within 250m of an Urban Traffic Route or a Major Urban Traffic Route. 	<p>Commissioner of Highways</p>	<p>To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.</p>

Urban Transport Routes Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Safe and efficient operation of urban transport routes for all road users.

DO 2

Provision of safe and efficient access to and from urban transport routes.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Access – Safe Entry and Exit (Traffic Flow)

PO 1.1

Access points designed to allow safe entry and exit to and from a site to meet the needs of development, to ensure traffic flow interference associated with access movements is minimised.

DTS/DPF 1.1

An access point is designed to ensure:

- a. the following for the largest vehicle expected to access the site:
 - (i) entry and exit movements are left turn only;
 - (ii) access to and from the site is in a forward direction, with on-site manoeuvring available through circulation around the site of no more than a 3-point turn;
 - (iii) vehicles cross the property boundary at an angle between 70 and 90 degrees; and
 - (iv) access to and from the site fully within the kerbside lane of the road; and
- b. where the access point services, or is intended to service:
 - (i) a single dwelling, the access point has a width of between 3m and 4m (measured at the site boundary); or
 - (ii) between 2 and 6 dwellings, the access point has a width of between 6m and 7m (measured at the site boundary); or
 - (iii) over 6 dwellings or any other non-residential land use, then:
 - A. where vehicles 6.4m or less are expected to access the site, the access point has a width of between 7m and 10m (measured at the site boundary); or
 - B. where vehicles between 6.4m and 8.8m in length are expected to access the site, the access point has a width of between 12m and 16m (measured at the site boundary); or
 - C. where vehicles up to 12.5m in length are expected to access the site, the access point has a width of between 16m and 22m (measured at the site boundary); and
- c. the access point is located 1m or more from any roadside infrastructure or trees.

Access – On-Site Queuing

PO 2.1

Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues are contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and safe vehicle movement.

DTS/DPF 2.1

An access point:

- (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; or

- (b) will service development that will generate less than 60 vehicle movements per day; and
 - (i) where vehicles no greater than 6.4m in length are expected to access the site, there are no internal driveways, intersections, car parking spaces, car park isles or any other internal obstructions within 10.5m of the access point;
 - (ii) where vehicles between 6.4m and 8.8m in length are expected to access the site, there are no internal driveways, intersections, car parking spaces, car park isles or any other internal obstructions within 14.5m of the access point;
 - (iii) where vehicles no greater than 12.5m in length are expected to access the site, there are no internal driveways, intersections, car parking spaces, car park isles or any internal obstructions within 20m of the access point; or
 - (iv) where vehicles over 12.5m in length are expected to access the site, no Deemed-to-Satisfy Criteria applies.

Access - Existing Access Point

PO 3.1

Existing access points designed to accommodate the type and volume of traffic likely to be generated by the development.

DTS/DPF 3.1

An existing access point:

- (a) will not service and is not intended to service more than 6 dwellings; or
- (b) will service development that will not result in:
 - (i) an increase in traffic using an existing access point that is 10% greater than the traffic volumes using the existing access prior to the development or 60 vehicles per day (whichever is the lesser); or
 - (ii) a larger class of vehicle expected to access the site using the existing access.

Access – Location (Spacing)

PO 4.1

New access points are widely spaced apart from any existing access point or public road junction to not impede traffic flow and ensure safe and efficient road operating conditions.

DTS/DPF 4.1

Where access from an alternative local road at least 25m from the Urban Route is not available, and the access is not located on a Controlled Access Road, a new access point is:

- a. not located on a section affected by double barrier lines between either edge of the access point; and
- b. at least the following distance from a public road junction, or terminating / merging lane on a public road:
 - (a) 110 km/h road – 190m
 - (b) 100 km/h road – 165m
 - (c) 90 km/h road – 140m
 - (d) 80 km/h road – 110m
 - (e) 70 km/h road – 90m
 - (f) 60 km/h road – 70m
 - (g) 50km/h or less road – 50m; and
- c. at least the following distance from another private (non-public road) access point:
 - (a) 110 km/h road – 130m
 - (b) 100 km/h road – 105m

- (c) 90 km/h road – 85m
- (d) 80 km/h road – 70m
- (e) 70 km/h road – 55m
- (f) 60 km/h road – 40m
- (g) 50km/h or less road – 30m

Access – Location (Sight Lines)

PO 5.1

Access points located and designed to ensure appropriate sight distances are provided so that drivers:

- (a) on the road approaching the access point are able to recognise the presence of the access point and/or see a vehicle turning into or out of the access point in time to slow down or stop in a safe and controlled manner; and
- (b) exiting the access point onto the road can see approaching vehicles to avoid potential conflict.

DTS/DPF 5.1

Drivers approaching or exiting a new access point have an unobstructed line of sight to or from the new access point in accordance with the following distances:

- (a) 110 km/h road – 325m
- (b) 100 km/h road – 280m
- (c) 90 km/h road – 240m
- (d) 80 km/h road – 200m
- (e) 70 km/h road – 165m
- (f) 60 km/h road – 135m; and
- (g) 50km/h or less road – 105m.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
<p>Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that:</p> <ul style="list-style-type: none"> (a) creates a new access or junction; or (b) proposes either of the following (except where deemed to be minor in the opinion of the relevant authority): <ul style="list-style-type: none"> (i) alters an existing access or public road junction; or (ii) may change the nature of vehicular movements or increase the number or frequency of movements through an existing access; on an Urban Traffic Route road or 	Commissioner of Highways	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
within 25m of an intersection with such a road.		

Water Protection Area Overlay

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Safeguard South Australia's public water supplies by protecting regionally and locally significant surface and underground water resources from pollution in ecologically significant Water Protection Areas.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Groundwater

PO 1.1

Groundwater resources protected from pollution by ensuring development does not:

- (a) generate or dispose of waste in a manner that would pollute water resources; or
- (b) involve the storage or disposal of chemicals or hazardous substances in a manner that would pose an unsatisfactory risk to water supplies.

DTS/DPF 1.1

None are applicable.

PO 1.2

Groundwater catchment and recharge characteristics safeguarded by ensuring development:

- (a) retains and protects existing areas of native vegetation; and
- (b) does not inhibit the potential of an aquifer to recharge.

DTS/DPF 1.2

None are applicable.

Farming and Horticulture

PO 2.1

Farming or horticulture operations only occur where:

- (a) the activity will not result in any increase in salinity levels of groundwater;
- (b) the land and soil structure is capable of supporting the proposed activity and the likelihood of soil erosion is minimised; and
- (c) the depth to the water table is greater than 2 metres from the ground surface.

DTS/DPF 2.1

None are applicable.

Irrigation

PO 3.1

Irrigated areas sited to ensure they:

- (a) avoid any land prone to water logging or subject to flooding through irrigation;
- (b) avoid risk of the water table falling or rising significantly as a result of irrigation practices; and
- (c) minimise the risk of polluting surface and groundwater resources where wastewater is irrigated to land.

DTS/DPF 3.1

None are applicable

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
Composting works (excluding a prescribed approved activity) – being a depot, facility or works with the capacity to treat, during a 12 month period more than 200 tonnes of organic waste or matter.	Environment Protection Authority	To provide expert Technical assessment and direction to the Relevant authority on the assessment of the potential harm from pollution and waste aspects arising from activities of environmental significance and other activities that have the potential to cause serious environmental harm.
Wastewater treatment works – being sewage treatment works, a community wastewater management system, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period, more than 2.5ML of wastewater.		
Feedlots – being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding.		
Piggeries – being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units.		
Dairies – being the carrying on of a dairy with a total processing capacity exceeding more than 100 milking animals at any 1 time		

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Protection of the quality of surface waters.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Water Catchment

PO 1.1

Watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.

DTS/DPF 1.1

None are applicable.

PO 1.2

Development avoids interfering with the hydrology or water regime of swamps and wetlands.

DTS/DPF 1.2

None are applicable.

PO 1.3

Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.

DTS/DPF 1.3

None are applicable.

PO 1.4

Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration are fenced off to limit stock access.

DTS/DPF 1.4

None are applicable.

PO 1.5

Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff so as to:

- (a) reduce the impacts on native aquatic ecosystems; and
- (b) minimise soil loss eroding into the watercourse.

DTS/DPF 1.5

A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.

PO 1.6

Development resulting in the depositing or placing of an object or solid material in a watercourse or lake only occurs where it involves:

- (a) the construction of an erosion control structure;
- (b) devices or structures used to extract or regulate water flowing in a watercourse;
- (c) devices used for scientific purposes; or
- (d) the rehabilitation of watercourses.

DTS/DPF 1.6

None are applicable.

PO 1.7

Watercourses, floodplains and wetlands protected and enhanced by retaining and protecting existing native vegetation.

DTS/DPF 1.7

None are applicable.

PO 1.8

Watercourses, floodplains and wetlands protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.

DTS/DPF 1.8

None are applicable.

PO 1.9

Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.

DTS/DPF 1.9

None are applicable.

Procedural Matters (PM)

Referrals		
Class of Development / Activity	Referral Body	Purpose of Referral
None	None	None

Part 4 – General Development Policies

Advertisements

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Advertisements and advertising hoardings are designed appropriate to context, are efficient and effective in communicating with the public, are limited in number to avoid clutter, and do not create hazard.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Appearance

PO 1.1

Advertisements are compatible and integrated with the design of the building and/or land they are located on.

DTS/DPF 1.1

Advertisements attached to a building:

- (b) if located below canopy level, are flush with a wall;
- (c) if located at canopy level, are in the form of a fascia sign;
- (d) if located above a canopy:
 - i. are flush with a wall;
 - ii. do not have any part rising above parapet height; and
 - iii. are not attached to the roof of the building.
- (e) if attached to the side of a verandah, do not exceed the width of the verandah or project from the verandah;
- (f) if attached to the front of a verandah, do not exceed the length of the verandah or project from the verandah;
- (g) if attached to a two storey building, have no part located above the finished floor level of the second storey of the building; and
- (h) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.

PO 1.2

Advertisements designed to conceal their supporting advertising hoarding from view.

DTS 1.2

None are applicable.

PO 1.3

Advertising located so as to not encroach on public land or the land of an adjacent allotment.

DTS/DPF 1.3

Advertisements and/or advertising hoardings are:

- (a) completely contained within the boundaries of the site; or
- (b) if a road widening is applicable, advertising and/or advertising hoarding are completely contained within the proposed property boundary realignment.

PO 1.4

Where possible advertisements on public land are integrated with existing structures and infrastructure.

DTS/DPF 1.4

An advertisement on public land:

- (a) achieves Advertisements DTS/DPF 1.1; or
- (b) is integrated with a bus shelter and it is not to be illuminated.

PO 1.5

Advertisements and/or advertising hoarding of a scale and size appropriate to the character of the locality.

DTS / DPF 1.5

Advertising and/or advertising hoardings meet the area and height requirements set out in [Advertisements Table 1 – Maximum Size and Height Requirements](#)

Proliferation of Advertisements

PO 2.1

Proliferation of advertisements minimised to avoid visual clutter and untidiness.

DTS/DPF 2.1

No more than one advertisement is displayed on each public road per occupancy.

PO 2.2

Multiple-business or activity advertisements co-located and coordinated to avoid visual clutter and untidiness.

DTS/DPF 2.2

Advertisements for multiple-business or activity complex incorporating information regarding each business or activity in a single advertisement fixture or structure.

Advertising Content

PO 3.1

Content of advertisements primarily limited to information relating to the lawful use of land they are located on.

DTS/DPF 3.1

An advertisement does not contain third party content.

Amenity Impacts

PO 4.1

Light spill from advertisement illumination does not unreasonably compromise amenity of adjacent and proximate sensitive receivers.

DTS/DPF 4.1

An advertisement does not incorporate any illumination.

Safety

PO 5.1

Advertisements and/or advertising hoardings erected on a verandah or project from a building wall designed and located to allow for safe and convenient pedestrian access.

DTS/DPF 5.1

An advertisement with a minimum clearance of 2.5m between the top of the footway and base of the underside of the sign.

PO 5.2

Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.

DTS/DPF 5.2

No advertisement illumination is proposed.

PO 5.3

Advertisements and/or advertising hoardings do not create a hazard to drivers by:

- (a) being liable to interpretation by drivers as an official traffic sign or signal;
- (b) obscuring or impairing a driver's view of official traffic signs or signals; or
- (c) obscuring or impairing a driver's view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.

DTS/DPF 5.3

DTS/DPF 1.1, 1.2, 5.1, 5.2 and 5.5 are met.

PO 5.4

Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.

DTS/DPF 5.4

An advertisement and/or advertising hoarding not located along or adjacent to a road having a speed limit of 80km/h or more.

PO 5.5

Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users

DTS/DPF 5.5

Where the advertisement or advertising hoarding is:

- (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb;
- (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal; or
- (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal:
 - i. 110 km/h road – 14m
 - ii. 100 km/h road – 13m
 - iii. 90 km/h road – 10m
 - iv. 70 or 80 km/h road – 8.5m

Table 1 – Maximum Size and Height Requirements

Advertisements and Advertising Hoardings			
P&D Code Zone	Type of Advertisement	Advertised area	Maximum height (metres)
Urban Activity Centre Suburban Activity Centre	Attached to building	Does not exceed 25 per cent of the ground floor wall area on the façade the sign is placed	N/A
	Freestanding	does not exceed 5m ² per side	8
Township Activity Centre	Attached to building	X	N/A
	Freestanding	Sign face does not exceed 5m ² per side	6
Suburban Main Street	Attached to building	X	N/A
	Freestanding	Sign face does not exceed 4m ² per side	6
Township Main Street	Attached to building	X	X
	Freestanding	X	X
Suburban Business and Innovation Business Neighbourhood	Attached to building	Does not exceed 25 per cent of the ground floor wall area on the façade the sign is placed	N/A
	Freestanding	X	X
Employment	Attached to building	X	N/A
	Freestanding	Sign face does not exceed 8m ² per side	6
Suburban Employment	Attached to building	X	N/A
	Freestanding	X	X
City Living	Attached to building	no greater than 0.2 square metres in area, with the exception of the Wellington Square frontages of non-residential sites in the south eastern part of the Square (sited between 2 and 38 Wellington Square,	N/A

P&D Code Zone	Type of Advertisement	Advertised area	Maximum height (metres)
		where larger advertisements may be appropriate	
	Freestanding	no greater than 0.2 square metres in area, with the exception of the Wellington Square frontages of non-residential sites in the south eastern part of the Square (sited between 2 and 38 Wellington Square, where larger advertisements may be appropriate	X
Urban Corridor (Boulevard) Urban Corridor (Business) Urban Corridor (Living) Urban Corridor (Main Street)	Attached to building	Does not exceed 25 per cent of the ground floor wall area on the façade the sign is placed	X
	Freestanding	X	X
Rural	Attached to building	2m ²	X
Horticulture Viticulture	Freestanding	2m ²	X
Peri-Urban	Attached to building	X	X
	Freestanding	X	X
Township	Attached to building	X	X
Settlement	Freestanding	X	X
	Attached to building	X	X
Urban Neighbourhood	Freestanding	X	X
Capital City	Attached to building	X	X
City Main Street	Freestanding	X	X

P&D Code Zone	Type of Advertisement	Advertised area	Maximum height (metres)
Home Industry	Attached to building	X	X
	Freestanding	X	X
Neighbourhood	Attached to building	X	X
Rural Living etc.	Freestanding	X	X

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Animals kept at a density that is not beyond the carrying capacity of the land and in a manner that minimises adverse effects on the environment, local amenity and surrounding development.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Siting and Design

PO 1.1

Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.

DTS/DPF 1.1

None are applicable

PO 1.2

Animal keeping and horse keeping located and managed to minimise the potential transmission of disease to other operations where animals are kept.

DTS/DPF 1.2

None are applicable

Horse Keeping

PO 2.1

Water from stable wash-down areas directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.

DTS/DPF 2.1

None are applicable

PO 2.2

Stables, horse shelters or associated yards sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.

DTS/DPF 2.2

None are applicable

Stables, horse shelters and/or associated yards sited in accordance with the following:

- (a) 30m or more from any sensitive receivers or approved sensitive receivers on land in other ownership;
- (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.

PO 2.3

All areas accessible to horses separated from septic tank effluent disposal areas to protect the integrity of that system. Kennel flooring constructed with an impervious material to facilitate regular cleaning.

DTS/DPF 2.3

Septic tank effluent disposal areas enclosed with a horse proof barrier such as a fence to exclude horses from this area.

PO 2.4

To minimise environmental harm and adverse impacts on water resources, stables, horse shelters or associated yards are appropriately setback from a watercourse.

DTS/DPF 2.4

Stables, horse shelters or associated yards setback 50m or more from a watercourse

PO 2.5

Stables, horse shelters or associated yards are established on slopes that are stable to minimise risk of soil erosion and water run-off.

DTS/DPF 2.5

Stables, horse shelters or associated yards not located on land with a slope greater than 10% (1-in-10).

Kennels

PO 3.1

Kennel flooring constructed with an impervious material to facilitate regular cleaning.

DTS/DPF 3.1

The floor of kennels:

- (a) constructed of impervious concrete; and
- (b) designed to be self-draining when washed down.

PO 3.2

Kennels and exercise yards designed and sited to minimise noise nuisance to neighbours through measures such as:

- (a) adopting appropriate separation distances; and
- (b) orientating openings away from sensitive receivers.

DTS/DPF 3.2

Kennels sited 500m or more from the nearest sensitive receiver on land in other ownership.

PO 3.3

Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.

DTS/DPF 3.3

Kennels sited in association with a permanent dwelling on the land.

Wastes

PO 4.1

Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to:

- (a) avoid attracting and harbouring vermin;
- (b) avoid polluting water resources; and
- (c) be located outside 1% AEP flood event areas.

DTS/DPF 4.1

None are applicable

Aquaculture

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Development of aquaculture facilities in an ecologically, economically and socially sustainable manner to support a fair and equitable sharing of marine, coastal and inland resources and mitigate conflict with other water-based and land-based uses.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Based Aquaculture

PO 1.1

Land-based aquaculture and associated components sited and designed to avoid adverse impacts on nearby sensitive receivers.

DTS/DPF 1.1

Land-based aquaculture and associated components located:

- (a) 200m or more from a sensitive receiver in other ownership; or
- (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.

PO 1.2

Land-based aquaculture and associated components sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.

DTS/DPF 1.2

None are applicable.

PO 1.3

Land-based aquaculture and associated components sited and designed to prevent pond leakage that would pollute groundwater.

DTS/DPF 1.3

None are applicable.

PO 1.4

Land-based aquaculture and associated components sited and designed to prevent farmed species escaping and entering into any waters.

DTS/DPF 1.4

None are applicable.

PO 1.5

Land-based aquaculture and associated components, including intake and discharge pipes, designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.

DTS/DPF 1.5

None are applicable.

PO 1.6

Pipe inlet and outlets associated with land-based aquaculture sited and designed to minimise the risk of disease transmission.

DTS/DPF 1.6

None are applicable.

PO 1.7

Storage areas associated with aquaculture activity integrated with the use of the land and sited and designed to minimise visual impact on the surrounding environment.

DTS/DPF 1.7

None are applicable.

Marine Based Aquaculture

PO 2.1

Marine aquaculture sited and designed to minimise adverse impacts on sensitive ecological areas including:

- (a) creeks, and estuaries;
- (b) wetlands;
- (c) significant seagrass and mangrove communities; and
- (d) marine habitats and ecosystems.

DTS/DPF 2.1

None are applicable.

PO 2.2

Marine aquaculture sited in areas with adequate water current to disperse sediments to prevent the build-up of waste.

DTS/DPF 2.2

None are applicable.

PO 2.3

Marine aquaculture incorporates measures to ensure satisfactory removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste from the development to prevent pollution of waters, wetlands, or the nearby coastline.

DTS/DPF 2.3

None are applicable.

PO 2.4

Marine aquaculture designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.

DTS/DPF 2.4

None are applicable

PO 2.5

Marine aquaculture (other than inter-tidal aquaculture) located an appropriate distance seaward of the high water mark.

DTS/DPF 2.5

Marine aquaculture development located 100m or more seaward of the high water mark.

PO 2.6

Marine aquaculture sited and designed to not obstruct or interfere with:

- (a) areas of high public use;
- (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports.

DTS/DPF 2.6

None are applicable

PO 2.7

Marine aquaculture sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.

DTS/DPF 2.7

None are applicable

PO 2.8

Marine aquaculture sited and designed at a sufficient height above the sea floor and in a manner to minimise seabed damage.

DTS/DPF 2.8

None are applicable

PO 2.9

Marine aquaculture designed to be as unobtrusive as practicable by incorporating measures such as:

- (a) using feed hoppers that are painted in subdued colours and suspended as close as possible to the water surface;
- (b) positioning of structures to protrude the minimum distance practicable above the water surface;
- (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons; and
- (d) positioning racks, floats and other farm structures in visually unobtrusive locations from the shoreline.

DTS/DPF 2.9

None are applicable

PO 2.10

Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible.

DTS/DPF 2.10

None are applicable

PO 2.11

Access, launching and maintenance facilities developed as common user facilities and co-located where practicable to mitigate adverse impacts on coastal areas.

DTS/DPF 2.11

None are applicable

PO 2.12

Marine aquaculture sited to minimise potential impacts on, and to protect the integrity of, reserves under the *National Parks and Wildlife Act 1972*.

DTS/DPF 2.12

Marine aquaculture located 1000m or more seaward of the boundary of any reserve under the *National Parks and Wildlife Act 1972*.

PO 2.13

Onshore storage, cooling and processing facilities that do not impair the coastline and its visual amenity and:

- (a) sited, designed, landscaped and developed at a scale and using external materials to minimise any adverse visual impact on the coastal landscape;
- (b) sited and designed with appropriate vehicular access arrangement; and
- (c) incorporate appropriate waste treatment and disposal.

DTS/DPF 2.13

None are applicable

Navigation and Safety

PO 3.1

Marine aquaculture sites are suitably marked to maintain navigational safety.

DTS/DPF 3.1

None are applicable

PO 3.2

Marine aquaculture sited to provide adequate separation between farms for safe navigation.

DTS/DPF 3.2

None are applicable

PO 3.3

Structures secured and/or weighted to prevent drifting from the licensed site.

DTS/DPF 3.3

None are applicable

Environmental Management

PO 4.1

Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.

DTS/DPF 4.1

None are applicable

PO 4.2

Marine aquaculture designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.

DTS/DPF 4.2

None are applicable

PO 4.3

Marine aquaculture that provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.

DTS/DPF 4.3

None are applicable

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Mitigation of potential amenity and environmental impacts of value-adding beverage production facilities such as wineries, distilleries, cideries and breweries.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Odour and Noise

PO 1.1

Beverage production activities are designed and sited to minimise odour impacts on amenity.

DTS/DPF 1.1

None are applicable

PO 1.2

Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.

DTS/DPF 1.2

None are applicable

PO 1.3

Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings.

DTS/DPF 1.3

None are applicable

PO 1.4

Breweries designed to minimise odours emitted during boiling and fermentation stages of production.

DTS/DPF 1.4

Brew kettles are fitted with a vapour condenser.

PO 1.5

Beverage production solid wastes stored in a manner that minimises odour impacts on sensitive receivers in other ownership.

DTS/DPF 1.5

Solid waste is collected and stored in sealed containers and removed from the site within 48 hours.

Water Quality

PO 2.1

Beverage production wastewater management systems (including wastewater irrigation) setback from watercourses to minimise adverse impacts on water resources.

DTS/DPF 2.1

Wastewater management systems are setback 50m or more from the banks of watercourses and bores.

PO 2.2

Water resources are protected from pollution by ensuring development does not involve the storage or disposal of chemicals or hazardous substances in a manner that would pose a water pollution risk.

DTS/DPF 2.2

None are applicable

PO 2.3

Stormwater run-off from areas subject to contamination by beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system.

DTS/DPF 2.3

None are applicable

PO 2.4

Stormwater run-off from areas not likely to be subject to contamination by beverage production and associated activities (such as roof catchments and clean hard paved surfaces) is diverted away from beverage production areas and wastewater management systems.

DTS/DPF 2.4

None are applicable

Wastewater Irrigation

PO 3.1

Beverage production wastewater irrigation systems designed and located to not contaminate soil and surface and ground water resources or damage crops.

DTS/DPF 3.1

None are applicable

PO 3.2

Beverage production wastewater irrigation systems designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.

DTS/DPF 3.2

Beverage production wastewater is not irrigated within 50 metres of any dwelling in other ownership.

PO 3.3

Beverage production wastewater is not irrigated onto:

- (a) waterlogged areas;
- (b) land within 50 metres of a creek, swamp or domestic or stock water bore;
- (c) land subject to flooding;
- (d) steeply sloping land; or
- (e) rocky or highly permeable soil overlaying an unconfined aquifer.

DTS/DPF 3.3

None are applicable

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Facilities for the bulk handling and storage of agricultural, mineral, petroleum, rock, ore or other similar commodities designed to minimise adverse impacts on transport networks, the landscape and surrounding land uses.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Siting and Design

PO 1.1

Bulk handling and storage facilities sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.

DTS/DPF 1.1

Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing), meet the following minimum separation distances from sensitive receivers:

- (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility: 300m or more
- (b) bulk petroleum storage: 500m or more
- (c) coal handling with:
 - i. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more
 - ii. capacity exceeding 1 tonne per day or a storage capacity exceeding 50 tonnes: 1,000m or more.

Buffers and Landscaping

PO 2.1

Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages.

DTS/DPF 2.1

None are applicable

PO 2.2

Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.

DTS/DPF 2.2

None are applicable

Access and Parking

PO 3.1

Roadways and vehicle parking areas associated with bulk handling and storage facilities designed and surfaced to control dust emissions and drag out of material from the site.

DTS/DPF 3.1

Roadways and vehicle parking areas are sealed with an all-weather surface.

Slipways, Wharves and Pontoons

PO 4.1

Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.

DTS/DPF 4.1

None are applicable.

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

PO 1.1

Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.

DTS/DPF 1.1

One of the following is satisfied:

- (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*; or
- (b) there are no above ground powerlines adjoining the site that is the subject of the proposed development.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Development that is:

- (a) contextual – by considering, recognising and carefully responding to its natural surroundings and positively contributing to the character of the immediate area;
- (b) durable – fit for purpose, adaptable and long lasting;
- (c) inclusive – by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and also promote the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors alike; and
- (d) sustainable – by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

ALL DEVELOPMENT

External Appearance

PO 1.1

Buildings that reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).

DTS 1.1

None are applicable.

PO 1.2

Where zero or minor setbacks are desirable, development provides shelter over footpaths to positively contribute to the walkability and comfort of the public realm.

DTS 1.2

None are applicable.

PO 1.3

Buildings (other than ancillary buildings, group dwellings or buildings on a battle-axe allotment) designed so the main façade faces the primary street frontage of the land on which they are situated.

DTS 1.3

None are applicable.

PO 1.4

Plant, exhaust and intake vents and other technical equipment integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:

- (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces;
- (b) screening rooftop plant and equipment from view; and
- (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.

DTS / DPF 1.4

Development does not incorporate any structures that protrude beyond the roofline.

PO 1.5

The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.

DTS 1.5

None are applicable.

Safety

PO 2.1

Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.

DTS 2.1

None are applicable.

PO 2.2

Development designed to differentiate public, communal and private areas.

DTS 2.2

None are applicable.

PO 2.3

Buildings designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.

DTS 2.3

None are applicable.

PO 2.4

Development at street level designed to maximise opportunities for passive surveillance of adjacent public realm.

DTS 2.4

None are applicable.

PO 2.5

Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.

DTS 2.5

None are applicable.

Landscaping

PO 3.1

Landscaped (including trees), permeable open spaces incorporated to:

- (a) minimise heat absorption and reflection;
- (b) maximise shade and shelter;
- (c) maximise stormwater infiltration; and
- (d) enhance the appearance of land and streetscapes.

DTS 3.1

None are applicable.

Environmental Performance

PO 4.1

Buildings sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.

DTS 4.1

None are applicable.

PO 4.2

Buildings sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.

DTS 4.2

None are applicable.

PO 4.3

Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.

DTS 4.3

None are applicable.

Water Sensitive Design

PO 5.1

Development sited and designed to maintain natural hydrological systems without negatively impacting:

- (a) the quantity and quality of surface and groundwater;
- (b) the depth and directional flow of surface and groundwater; or
- (c) the quality and function of natural springs.

DTS 5.1

None are applicable.

Car parking appearance

PO 6.1

Development facing the street designed to minimise the negative impacts of any semi-basement and under-croft car parking on streetscapes.

DTS/DPF 6.1

The protrusion of semi-basement and undercroft car parking structures does not exceed 1.2m above finished ground level and is screened through appropriate plantings, except in a location or zone where a continuous ground floor façade aligned with the front property boundary is desired.

PO 6.2

Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.

DTS 6.2

None are applicable.

PO 6.3

Pedestrian connections that are safe, legible, direct and accessible are provided between parking areas and the development.

DTS 6.3

None are applicable.

PO 6.4

Street level vehicle parking areas that are open to the sky are landscaped to provide shade and reduce solar heat absorption and reflection.

DTS / DPF 6.4

Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.

PO 6.5

Vehicle parking areas are landscaped along public frontages, allotment boundaries and between double rows of parking spaces.

DTS / DPF 6.5

Vehicle parking areas comprising 10 or more car parking spaces contain a vegetated landscaped strip of a minimum dimension of:

- (a) 1m along all public road frontages and allotment boundaries; and
- (b) 0.6m between double rows of car parking spaces.

PO 6.6

Vehicle parking areas and associated driveways are landscaped to shade and positively contribute to amenity.

DTS 6.6

None are applicable.

PO 6.7

Vehicle parking areas and accessways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with landscaping requirements.

DTS 6.7

None are applicable.

Earthworks

PO 7.1

Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.

DTS / DPF 7.1

Development does not involve either:

- (a) excavation exceeding a vertical height of 1m;
- (b) filling exceeding a vertical height of 1m; or
- (c) a total combined excavation and filling vertical height of 2m or more.

Fences and walls

PO 8.1

Fences, walls and retaining walls of sufficient height to maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight.

DTS 8.1

None are applicable.

PO 8.2

Landscaping incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.

DTS / DPF 8.2

A vegetated landscaped strip 500mm deep or more is provided against the low side of a retaining wall.

ALL DEVELOPMENT - 4 OR MORE BUILDING LEVELS

External Appearance

PO 9.1

Buildings positively contribute to the character of the local area by responding to local context.

DTS 9.1

None are applicable.

PO 9.2

Fine-grain detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.

DTS 9.2

None are applicable.

PO 9.3

Buildings designed to reduce visual mass by breaking up building façades into distinct elements.

DTS 9.3

None are applicable.

PO 9.4

Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.

DTS 9.4

None are applicable.

PO 9.5

External materials and finishes are durable and age well to minimise ongoing maintenance requirements.

DTS / DPF 9.5

Buildings utilise a combination (or thereof) of the following external materials and finishes:

- (a) masonry;
- (b) natural stone; and
- (c) pre-finished materials that minimise staining, discolouring or deterioration.

PO 9.6

Street facing building elevations designed to provide attractive, high quality and pedestrian friendly street frontages.

DTS / DPF 9.6

Building street frontages incorporate:

- (a) active uses such as shops or offices;
- (b) prominent entry areas for multi-storey buildings (where it is a common entry);
- (c) habitable rooms of dwellings; and
- (d) areas of communal public realm with public art or the like, where consistent with the Zone and/or sub zone provisions.

PO 9.7

Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.

DTS / DPF 9.7

Entrances to multi-storey buildings:

- (a) oriented towards the street;
- (b) clearly visible and easily identifiable from the street and vehicle parking areas;
- (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses;
- (d) provide shelter, a sense of personal address and transitional space around the entry;

- (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors; and
- (f) avoid the creation of potential areas of entrapment.

PO 9.8

Building services, plant and mechanical equipment screened from view from the public realm.

DTS 9.8

None are applicable.

Landscaping

PO 10.1

Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.

DTS / DPF 10.1

Buildings provide a 4m by 4m deep soil space in front of the building to accommodate a medium to large tree, except where no building setback from front property boundaries is desired.

PO 10.2

Deep soil zones provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi storey buildings.

DTS / DPF 10.2

Multi-storey development provides deep soil zones and incorporate trees at not less than the following rates, except in a location or zone where full site coverage is desired:

Site-area	Minimum-deep-soil-area	Minimum-dimension	Tree/-deep-soil-zones
<300m ²	10m ²	1.5m	1-small-tree/-10m ² -deep-soil
300-1500m ²	7%·site-area	3m	1·medium-tree/-30m ² -deep-soil
>1500m ²	7%·site-area	6m	1·large-or-medium-tree/-60m ² -deep-soil
Tree-size-and-site-area-definitions			
Small-tree	4-6m·mature-height-and·<4m·canopy-spread		
Medium-tree	6-12m·mature-height-and·4-8m·canopy-spread		
Large-tree	12m·mature-height-and·>8m·canopy-spread		
Site-area	The·total·area·for·development·site,·not·average·area·per·dwelling		

PO 10.3

Deep soil zones provided with access to natural light to assist in maintaining vegetation health.

DTS 10.3

None are applicable.

PO 10.4

Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low rise residential development incorporate a deep soil zone along the common boundary, to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more storeys in height.

DTS / DPF 10.4

Building elements of 3 or more storeys in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.

Environmental

PO 11.1

Development minimises detrimental micro-climatic impacts on adjacent land and buildings.

DTS 11.1

None are applicable.

PO 11.2

Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting, green walls, and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.

DTS 11.2

None are applicable.

PO 11.3

Development of 5 or more storeys, or 21m or more in height (as measured from natural ground level and excluding rooftop mounted mechanical plant and equipment), designed to minimise the impacts of wind through measures such as:

- (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street;
- (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas;
- (c) the placement of buildings and use of setbacks to deflect the wind at ground level; and / or
- (d) avoid tall shear facades that create windy conditions at street level.

DTS 11.3

None are applicable.

Site Facilities / Waste Storage

PO 12.1

Development provides dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.

DTS 12.1

None are applicable.

PO 12.2

Communal waste storage and collection areas located, enclosed and designed to be screened from view from the public domain, open space and dwellings.

DTS 12.2

None are applicable.

PO 12.3

Communal waste storage and collection areas designed to be well ventilated and located away from habitable rooms.

DTS 12.3

None are applicable.

PO 12.4

Communal waste storage and collection areas designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.

DTS 12.4

None are applicable.

PO 12.5

For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.

DTS 12.5

None are applicable.

Car Parking

PO 13.1

Multi-level vehicle parking structures designed to contribute to active street frontages and complement neighbouring buildings.

DTS/ DPF 13.1

Multi-level vehicle parking structures within buildings to:

- (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages; and
- (b) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.

PO 13.2

Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.

DTS 13.2

None are applicable.

ALL RESIDENTIAL DEVELOPMENT

External Appearance

PO 14.1

Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.

DTS/DPF 14.1

Each dwelling with a frontage to a public street includes at least one window with a total window area of at least 2m² facing the primary street, from a habitable room that has a minimum room dimension of 2.7m.

PO 14.2

Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.

DTS/DPF 14.2

Dwellings with a frontage to a public street have the entry door facing the public street.

Outlook and Amenity

PO 15.1

Primary living rooms have an external outlook to provide a high standard of amenity for occupants.

DTS / DPF 15.1

Primary living rooms (other than kitchens) incorporate a window with an external outlook towards the street frontage or private open space.

PO 15.2

Bedrooms separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.

DTS 15.2

None are applicable.

Ancillary Development

PO 16.1

Residential ancillary buildings and structures sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.

DTS / DPF 16.1

Residential ancillary buildings and structures:

- (a) are not being constructed, added to or altered so that any part is situated:
 - i. in front of any part of the building line of the dwelling 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);
- (b) in the case of a garage or carport, the garage or carport is setback at least 5.5m from the boundary of the primary street;
- (c) not exceeding 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street;
- (d) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 10m 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;
- (e) 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 not exceeding 45% of the length of that boundary;
- (f) 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 abut the proposed wall or structure;
- (g) have a wall height or post height not exceeding 3m above natural ground level;
- (h) have a roof height where no part of the roof is more than 5m above the natural ground level; and
- (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.

PO 16.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.

DTS / DPF 16.2

Ancillary buildings and structures do not result in:

- (a) less private open space than specified in Design in Urban Areas Table 1 – Outdoor Open Space;
- (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - Off-street Car Parking Requirements; and
- (c) the total roofed floor area of all existing or proposed ancillary building(s) or structure(s) exceeding 60m².

PO 16.3

Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.

DTS/DPF 16.3

The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:

- (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment; or
- (b) located at least 12m from the nearest habitable room located on an adjoining allotment.

Flooding

PO 17.1

Residential accommodation sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.

DTS / DPF 17.1

Residential accommodation has a ground finished floor level 300mm above the top of the kerb level of the primary street.

RESIDENTIAL DEVELOPMENT - 3 BUILDING LEVELS OR LESS

External appearance

PO 18.1

Garaging designed to not detract from the streetscape or appearance of a dwelling.

DTS/DPF 18.1

Garages and carports facing a street:

- (a) do not exceed 7m in width or 50% of the sites frontage (whichever is less); and
- (b) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling
- (c) are setback at least 5.5m from the boundary of the primary street; and
- (d) unless the dwelling has two storeys along the street frontage:
 - i. have single width car parking with a maximum garage door not exceeding 3.5m on sites with a frontage of 12m; or less
 - ii. have a garage door not exceeding 50% of the site frontage or 7m (whichever is less) on sites with a frontage greater than 12m.

PO 18.2

Dwelling facades make a positive contribution to streetscapes and common areas by providing variation of light and shadow and creating a sense of depth.

DTS/DPF 18.2

Each dwelling includes at least 3 of the following design features within each façade facing a public road or common driveway:

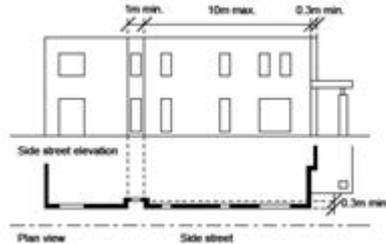
- (a) a minimum of 30% of the façade is setback an additional 300mm from the primary building line;
- (b) a porch or portico that projects at least 1m from the building façade that is open on at least 2 sides;
- (c) a balcony that projects from the building façade;
- (d) a verandah that projects at least 1m from the building façade;
- (e) eaves surrounding the dwelling of a minimum 450mm width;
- (f) a minimum 30% of the upper level projects forward from the lower level primary building line.

PO 18.3

The apparent mass of larger buildings is reduced when viewed from adjoining allotments or public streets.

DTS/DPF 18.3

Buildings of 2 or more building levels and a length exceeding 20m adjacent a secondary street or side boundary incorporate a step back of the building façade of more than 300mm for a minimum length of 1m, at least every 10m.



Overlooking / Visual Privacy

PO 19.1

Development mitigates direct overlooking of habitable rooms and private open spaces of dwellings.

DTS / DPF 19.1

Upper level windows facing side or rear boundaries shared with an allotment put to residential use:

- are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm;
- have sill heights greater than or equal to 1.5m above finished floor level; or
- incorporate screening to a height of 1.5m above finished floor level; and
- the building will not have a balcony or terrace on an upper building level, other than where the longest side of that balcony or terrace will face a road (including any road reserve), or reserve (including any land held as open space), and is at least 15m from the private open space of any other dwelling.

Private Open Space

PO 20.1

Dwellings provided with suitable sized areas of usable private open space to meet the needs of occupants.

DTS / DPF 20.1

Private open space provided in accordance with Design in Urban Areas Table 1 - Outdoor Open Space.

PO 20.2

Private open space positioned to provide convenient access from internal living areas.

DTS / DPF 20.2

Private open space is directly accessible from a habitable room, other than a bedroom or study.

PO 20.3

Private open space is positioned and designed to:

- provide useable outdoor space that suits the needs of occupants;
- take advantage of desirable orientation and vistas;
- animate the street frontage by encouraging activity between buildings and public streets;
- adequately define public and private space when located forward of the building; and
- prolong activity along street frontages by protecting against inclement weather.

DTS / DPF 20.3

A portion of the private open space specified in DTS 20.1 can be provided forward of the primary building line where:

- (a) the area is fenced to a maximum height of 1.8m;
- (b) the area incorporates a verandah with a minimum dimension of 1.5m
- (c) an area is provided behind the primary building line that has the minimum dimensions identified in DTS 20.1;

Landscaping

PO 21.1

Soft landscaping incorporated into development to:

- (a) minimise heat absorption and reflection;
- (b) contribute shade and shelter;
- (c) provide for stormwater infiltration and biodiversity; and
- (d) enhance the appearance of land and streetscapes.

DTS / DPF 21.1

Residential development incorporates areas for soft landscaping with a minimum dimension of 0.5 metres provided in accordance with the following:

- (a)

Dwelling-site-area-(or-in-the-case-of-residential-flat-or-group-average-site-area)-(square-metres)⌘	%-of-site-⌘
<200⌘	15%⌘
201--450⌘	20%⌘
>450⌘	25%⌘

; and

- (b) 25% of any land between the road boundary and the primary building line is provided for soft landscaping with a minimum dimension of 0.5 metres.

PO 21.2

Tree planting provided to:

- (a) contribute shade and shelter;
- (b) improve outlook for occupants of buildings;
- (c) reduce the apparent mass of buildings;
- (d) contribute to biodiversity;
- (e) mitigate urban heat; and
- (f) improve the amenity and character of streetscapes and contribute to attractive vistas.

DTS / DPF 21.2

Tree planting is provided in accordance with the following tables:

- (a)

Allotment-size	Tree-size* and-number-required-per-dwelling
<450m ²	1 small tree per dwelling
450-800m ²	1 medium tree
800m ² +	1 large tree

*refer Table DTS 21.2 Tree Size

Table-DTS-21.2-Tree-Size			
Tree-Size	Mature-Height	Mature-spread	Min-soil-area
Small	4-6m	2-4m	10m ² and min dimension of 1.5m
Medium	6-12m	4-8m	30m ² and min dimension of 2m
Large	>12m	>8m	60m ² and min dimension of 4m

Table DTS 21.2 Tree Size

(b) The following discounts apply where existing trees are retained on the subject land that are not a species identified in Regulation 3F(4)(b):

Retained-tree-height	Retained-tree-spread	Retained-soil-area-within-development-site	Discount-applied
4-6m	<4m	10m ² and min dimension of 1.5m	2 small
6-12m	4-8m	30m ² and min dimension of 3m	2 medium
>12m	>8m	60m ² and min dimension of 6m	2 large

(c) Trees can be replaced with smaller trees in accordance with the following rates:

Tree-size*	Equivalent-planting
Medium tree	2 small trees
Large tree	4 small trees or 2 medium trees

*refer Table DTS 21.2 Tree Size

Water Sensitive Design

PO 22.1

Residential development designed to capture and re-use stormwater to:

(a) maximise conservation of water resources;

- (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded; and
- (c) manage stormwater runoff quality.

DTS / DPF 22.1

Residential development in the form of:

- (a) detached, semi-detached or row dwellings include a retention rainwater tank storage:
 - i. connected to at least 80% of the roof area of the dwelling (row dwelling), or at least 60% of the roof area of the dwelling (detached and semi-detached dwellings);
 - ii. connected to all toilets and either the laundry cold water outlets or hot water service;
 - iii. that has a minimum total capacity in accordance with Table 1, and
 - iv. the roof is at least 80% of the impervious area; or

Table 1: Retention Rainwater Tank

Allotment size (m ²)	Minimum site % perviousness	Minimum rainwater tank volume	Additional site permeability discount opportunity	
			Site % perviousness	Minimum rainwater tank volume (L)
<200	15%	2,000		
201-400	20%	3,000	30%	2,000
400-500	25%	5,000	35%	3,000

- (a) hammerhead dwellings have driveways and pathways constructed of a minimum of 50% permeable or porous material and include a retention rainwater tank storage:
 - i. connected to at least 60% of the roof area of the dwelling;
 - ii. connected to all toilets and either the laundry cold water outlets or hot water service; and
 - iii. that has a minimum total capacity in accordance with Table 2.

Table 2: Retention Rainwater Tank Option

Allotment size (m ²)	Site % perviousness	Rainwater tank volume (L)
<200	15%	2,000
201-400	20%	3,000
401-500	25%	5,000

PO 22.2

Development creating 5-19 dwellings includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.

DTS 22.2

Development creating 5-19 dwellings is accompanied by an approved Stormwater Management Plan that achieves the following stormwater runoff outcomes:

- (a) 80 per cent reduction in average annual total suspended solids;
- (b) 60 per cent reduction in average annual total phosphorus; and
- (c) 45 per cent reduction in average annual total nitrogen.

PO 22.3

Development creating 5-19 dwellings includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.

DTS 22.3

Development creating 5-19 dwellings

- (a) maintains:
 - i. a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 5-year ARI (18.1% AEP) 30 minute storm; and
 - ii. the stormwater runoff time to peak to match that of the pre-development condition; or
- (b) capture and retain the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for a 5-year ARI (18.1% AEP) 30 minute storm; and
- (c) manage site generated stormwater runoff up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings.

Car parking, access and manoeuvrability

PO 23.1

Covered car parking spaces are of dimensions to be functional, accessible and convenient.

DTS / DPF 23.1

Covered car parking spaces:

- (a) where enclosed by fencing or walls, have:
 - i. a minimum internal width of 3.2m and length of 6.0m for a single space;
 - ii. a minimum internal width of 6.0m and length of 6.0m for a double space (side by side); and
 - iii. a minimum internal width of 3.2m and length of 11m for a double space (tandem); or
- (b) where not enclosed by fencing, walls or garage doors, have:
 - i. a minimum width of 3.0m and minimum length of 5.5m for a single space;
 - ii. a minimum width of 5.2m and minimum length of 5.5m for a double (side by side) space; and
 - iii. a minimum width of 3.0m and minimum length of 10.4m for a double (tandem) space.

PO 23.2

Uncovered car parking space are of dimensions to be functional, accessible and convenient.

DTS / DPF 23.2

Uncovered car parking spaces have a minimum width of 2.4m and a minimum length of 5.5m.

PO 23.3

Driveways and access points located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.

DTS / DPF 23.3

Driveways and access points:

- (a) for sites with a frontage to a public road of 12m or less, have a maximum width of 3.2m measured at the property boundary and are the only access point provided on the site; or
- (b) for sites with a frontage to a public road greater than 12m:
 - i. have a maximum width of 6m measured at the property and are the only access point provided on the site; or
 - ii. have a maximum width of 3.2 metres measured at the property boundary and no more than two access points are provided on site.

PO 23.4

Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.

DTS / DPF 23.4

Vehicle access to designated car parking spaces:

- (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land
- (b) where newly proposed, is setback:
 - (a) 500mm or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner;
 - (b) 2m or more from a street tree unless consent is provided from the tree owner;
 - (c) 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing.

PO 23.5

Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.

DTS/ DPF 23.5

Driveways are designed and sited so that:

- (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport when work is completed is not steeper than 1:4 on average; and
- (b) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access.

PO 23.6

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

DTS / DPF 23.6

Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:

- (a) 1 on-street car park per 3 proposed dwellings (rounded up to the nearest whole number); and
- (b) minimum car park length of 6m.

Waste storage

PO 24.1

Provision is made for the convenient storage of waste bins in a location screened from public view.

DTS / DPF 24.1

Dwellings are provided with:

- (a) an area of 3m² or more for the storage of waste (separate from any designated car parking spaces or private open space) is provided behind the building line; and
- (b) a continuous unobstructed path of travel with a minimum width of 800mm between the waste bin storage area and the street.

Design of Transportable Dwellings

PO 25.1

The sub-floor space beneath transportable buildings enclosed to give the appearance of a permanent structure.

DTS 25.1

None are applicable.

RESIDENTIAL DEVELOPMENT - 4 OR MORE BUILDING LEVELS (INCLUDING SERVICED APARTMENTS)

Outlook and Visual Privacy

PO 26.1

Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.

DTS / DPF 26.1

Buildings:

- (a) provide a habitable room at ground or first level with a window facing toward the street; and
- (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.

PO 26.2

The visual privacy of ground level dwellings within multi-level buildings is protected.

DTS / DPF 26.2

The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.

Private Open Space

PO 27.1

Dwellings provided with suitable sized areas of usable private open space to meet the needs of occupants.

DTS / DPF 27.1

Private open space provided in accordance with Design in Urban Areas Table 1 - Outdoor Open Space.

Apartment Amenity

PO 28.1

Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.

DTS / DPF 28.1

Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct 'line of sight' between them and 3m or more from a side or rear property boundary.

PO 28.2

Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:

- (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy; and
- (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.

DTS / DPF 28.2

Balconies utilise a combination (or thereof) of the following design elements:

- (a) sun screens;
- (b) pergolas;
- (c) louvres;
- (d) green facades; or

(e) openable walls.

PO 28.3

Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.

DTS / DPF 28.3

Balconies open directly from a habitable room and incorporate:

- (a) a minimum dimension of 2m or more and are well proportioned to accommodate a table and 2 chairs; or
- (b) a minimum dimension of 2.4m and are well proportioned to accommodate a table and 4 chairs.

PO 28.4

Dwellings are provided with sufficient space for storage to meet likely occupant needs.

DTS / DPF 28.4

Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates:

- (a) studio: 6m³ or more;
- (b) 1 bedroom dwelling / apartment: 8m³ or more;
- (c) bedroom dwelling / apartment: 10m³ or more; and
- (d) 3+ bedroom dwelling / apartment: 12m³; and
- (e) 50% or more of the storage volume is provided within the dwelling.

PO 28.5

Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.

DTS 28.5

None are applicable.

Apartment Configuration

PO 29.1

Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.

DTS / DPF 29.1

Buildings containing in excess of 10 dwellings provide at least one of each of the following:

- (a) studio (where there is no separate bedroom);
- (b) 1 bedroom dwelling / apartment with a floor area of at least 50m²;
- (c) 2 bedroom dwelling / apartment with a floor area of at least 65m²; and
- (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom.

PO 29.2

Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.

DTS 29.2

None are applicable.

Common Areas

PO 30.1

The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.

DTS / DPF 30.1

Common corridor or circulation areas:

- (a) have a minimum ceiling height of 2.7m;
- (b) provide access to no more than 8 dwellings; and
- (c) incorporate a wider section of apartment entries where the corridors exceed 12m in length from a core.

GROUP DWELLINGS, RESIDENTIAL FLAT BUILDINGS AND BATTLE-AXE DEVELOPMENT

Amenity

PO 31.1

Dwellings are of a suitable size to provide high standard of amenity for occupants.

DTS / DPF 31.1

Dwellings have a minimum internal floor area in accordance with the following table:

Bedrooms	Minimum-internal-floor-area
Studio (where there is no separate bedroom)	35m ²
1-bed	50m ²
2-bed	65m ²
3+ bed	80m ² , and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom

PO 31.2

The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.

DTS / DPF 31.1

None are applicable.

PO 31.3

Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards neighbouring properties.

DTS 31.3

None are applicable.

Communal Open Space

PO 32.1

Communal open space provided where private open space provision is inadequate to meet the needs of occupants or where the nature of the development is such that private open space is not ordinarily provided.

DTS 32.1

None are applicable.

Car parking, access and manoeuvrability

PO 33.1

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

DTS / DPF 33.1

Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:

- (a) 1 on-street car park per 3 proposed dwellings (rounded up to the nearest whole number); and
- (b) minimum car park length of 6m.

PO 33.2

The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.

DTS / DPF 33.2

Access to group dwellings or dwellings within a residential flat building provided via a single common driveway.

PO 33.3

Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability of the types of vehicles that are reasonably anticipated.

DTS / DPF 33.3

Battle-axe driveways and driveways that service more than one dwelling satisfy the following:

- (a) a width of 3m or more;
- (b) for driveways servicing three or more dwellings which exceed 30m in length, incorporate a least one vehicle passing point with a width of 5m or more and a length of 6m or more, and an additional passing point at least every 30m thereafter;
- (c) locate the passing point in (b) within 12m of the primary street boundary; and
- (d) a width of 5m or more for at least the first 6m from the primary street boundary where located on an arterial road.

PO 33.4

Driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site in a safe and convenient manner.

DTS / DPF 33.4

Driveways providing access to more than one dwelling allow a B85 passenger vehicle to enter and exit all dedicated car parks and garages in a forward direction without requiring more than a 2-point-turn manoeuvre.

PO 33.5

Dwellings are adequately separated from common driveways and manoeuvring areas.

DTS/DPF 33.5

Dwellings are at least 1.5m from any vehicle movement path required to achieve DTS 34.3.

Landscaping

PO 34.1

Landscaping is provided between dwellings and common driveways to improve the outlook for occupants and improve the appearance of common areas.

DTS / DPF 34.1

Other than where located directly in front of a garage or directly adjacent a building entry door, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.

PO 34.2

Landscaping is provided that improves the appearance of common driveways.

DTS / DPF 34.2

Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point required in DTS 34.3).

Site Facilities / Waste Storage

PO 35.1

Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.

DTS 35.1

None are applicable.

PO 35.2

Provision is made for suitable external clothes drying facilities.

DTS 35.2

None are applicable.

PO 35.3

Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from public view.

DTS 35.3

None are applicable.

PO 35.4

Waste and recyclable material storage areas are located away from dwellings.

DTS / DPF 35.4

Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

PO 35.5

Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.

DTS 35.5

None are applicable.

SUPPORTED ACCOMMODATION, HOUSING FOR AGED PERSONS, AND PEOPLE WITH DISABILITIES

Siting and Configuration

PO 36.1

Supported accommodation and housing for aged persons and people with disabilities located where on-site movement of residents is not unduly restricted by the slope of the land.

DTS 36.1

None are applicable.

Movement and Access

PO 37.1

Development designed to support safe and convenient access and movement for residents by providing:

- (a) ground-level access or lifted access to all units;
- (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places;
- (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability; and
- (d) kerb ramps at pedestrian crossing points.

DTS 37.1

None are applicable.

Communal Open Space

PO 38.1

Development designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors alike.

DTS 38.1

None are applicable.

PO 38.2

Communal open space provided where private open space provision is inadequate to meet the needs of occupants or where the nature of the development is such that private open space is not ordinarily provided (such as supported accommodation).

DTS 38.2

None are applicable.

Site Facilities / Waste Storage

PO 39.1

Development designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.

DTS 39.1

None are applicable.

PO 39.2

Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.

DTS 39.2

None are applicable.

PO 39.3

Provision is made for suitable external clothes drying facilities.

DTS 39.3

None are applicable.

PO 39.4

Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.

DTS 39.4

None are applicable.

PO 39.5

Waste and recyclable material storage areas are located away from dwellings.

DTS / DPF 39.5

Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

PO 39.6

Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.

DTS 39.6

None are applicable.

PO 39.7

Services including gas and water meters conveniently located and screened from public view.

DTS 39.7

None are applicable.

STUDENT ACCOMMODATION**PO 40.1**

Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction. DTS / DPF 41.1

Student accommodation provides:

- (a) a range of living options that meet a variety of accommodation needs, such as one bedroom, two bedroom and disability access units;
- (b) common or shared facilities to enable a more efficient use of space, including:
 - i. shared cooking, laundry and external drying facilities;
 - ii. internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Outdoor Open Space;
 - iii. common storage facilities at the rate of 8 cubic metres for every 2 dwellings or students;
 - iv. common on-site parking to meet anticipated demand in accordance with Transport, Access and Parking Table 1 - Off-street Car Parking Requirements ; and
 - v. secure and sheltered bicycle parking at the rate of one space for every 2 students.

PO 40.2

Student accommodation designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.

DTS 40.2

None are applicable.

ALL NON-RESIDENTIAL DEVELOPMENT

Water Sensitive Design

PO 41.1

Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.

DTS/DPF 41.1

Development includes stormwater management systems designed to achieve the following gross pollutant outcomes:

- (a) 80 per cent reduction in average annual total suspended solids;
- (b) 60 per cent reduction in average annual total phosphorus;
- (c) 45 per cent reduction in average annual total nitrogen;
- (d) 90 per cent reduction of litter/gross pollutants compared to untreated stormwater runoff; and
- (e) no visible oils/grease for flows up to the 1-in-3 month average return interval flood peak flow.

PO 41.2

Water discharged from a development site to be of a physical, chemical and biological condition equivalent to or better than its pre-developed state.

DTS 41.2

None are applicable.

PO 41.3

Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.

DTS / DPF 41.3

Development includes stormwater management systems that:

- (a) maintain a pre-development peak flow rate from the site, based upon a 0.35 runoff coefficient for the 20-year ARI (5% AEP) 30 minute storm, unless a lower performance measure is specified in an approved catchment based Stormwater Management Plan;
- (b) maintains the stormwater runoff time to peak to match that of the pre-development; and
- (c) manages up to and including the 100-year ARI flood event (1% AEP) to avoid flooding of buildings.

Wash-down and Waste Loading and Unloading

PO 42.1

Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment that are:

- (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off;
- (b) paved with an impervious material to facilitate wastewater collection;
- (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area; and
- (d) designed to drain wastewater to either:
 - i. a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme; or

- ii. a holding tank and its subsequent removal off-site on a regular basis.

DTS 42.1

None are applicable.

Table 1 - Outdoor Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Detached dwelling Semi-detached dwelling Row dwelling Group dwelling	Site area >1,000m ²	Total area: 20% of total site area Adjacent to habitable room: 10% total site area / minimum dimension 4m.
	Site area 500m ² – 1,000m ²	Total area: 80m ² Adjacent to habitable room: 24m ² / minimum dimension 4m.
	Site area 300m ² - 500m ²	Total area: 60m ² Adjacent to habitable room: 16m ² / minimum dimension 4m.
	Site area <300m ²	Total area: 24m ² Adjacent to habitable room: 16m ² / minimum dimension 3m
Cabin or caravan (permanently fixed to the ground) in a Residential Park Zone or Caravan and Tourist Park Zone		Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.
Apartments	Dwellings at ground level:	
	- All types	15m ² / minimum dimension 3m
	Dwellings located above ground level:	
	- Studio	4m ² / minimum dimension 1.8m
	- One bedroom dwelling	8m ² / minimum dimension 2.1m
	- Two bedroom dwelling	11m ² / minimum dimension 2.4m
- Three + bedroom dwelling	15 m ² / minimum dimension 2.6m	

Design in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Development that is:

- (a) contextual – by considering, recognising and carefully responding to its natural surroundings and positively contributing to the character of the immediate area;
- (b) durable – fit for purpose, adaptable and long lasting;
- (c) inclusive – by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and also promote the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors alike; and
- (d) sustainable – by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

ALL DEVELOPMENT

External Appearance

PO 1.1

Buildings that reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).

DTS 1.1

None are applicable.

PO 1.2

Where zero or minor setbacks are desirable, development provides shelter over footpaths to positively contribute to the walkability and comfort of the public realm.

DTS 1.2

None are applicable.

PO 1.3

Buildings (other than ancillary buildings, group dwellings or buildings on a battle-axe allotment) designed so the main façade faces the primary street frontage of the land on which they are situated.

DTS 1.3

None are applicable.

PO 1.4

Plant, exhaust and intake vents and other technical equipment integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:

- (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces;
- (b) screening rooftop plant and equipment from view; and
- (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.

DTS / DPF 1.4

Development does not incorporate any structures that protrude beyond the roofline.

PO 1.5

The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.

DTS 1.5

None are applicable.

Safety

PO 2.1

Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.

DTS 2.1

None are applicable.

PO 2.2

Development designed to differentiate public, communal and private areas.

DTS 2.2

None are applicable.

PO 2.3

Buildings designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.

DTS 2.3

None are applicable.

PO 2.4

Development at street level designed to maximise opportunities for passive surveillance of adjacent public realm.

DTS 2.4

None are applicable.

PO 2.5

Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.

DTS 2.5

None are applicable.

Landscaping

PO 3.1

Landscaped (including trees), permeable open spaces incorporated to:

- (a) minimise heat absorption and reflection;
- (b) maximise shade and shelter;

- (c) maximise stormwater infiltration; and
- (d) enhance the appearance of land and streetscapes.

DTS 3.1

None are applicable.

Environmental Performance

PO 4.1

Buildings sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.

DTS 4.1

None are applicable.

PO 4.2

Buildings sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.

DTS 4.2

None are applicable.

PO 4.3

Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.

DTS 4.3

None are applicable.

Water Sensitive Design

PO 5.1

Development sited and designed to maintain natural hydrological systems without negatively impacting:

- (a) the quantity and quality of surface and groundwater;
- (b) the depth and directional flow of surface and groundwater; or
- (c) the quality and function of natural springs.

DTS 5.1

None are applicable.

On-site Waste Treatment Systems

PO 6.1

Dedicated on-site effluent disposal areas that do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.

DTS / DPF 6.1

Effluent disposal drainage areas do not:

- (a) encroach within an area used as private open space or would result in less private open space than that specified in Design in Rural Areas Table 1 - Private Open Space;
- (b) use an area also used as a driveway; and
- (c) encroach within an area used for on-site car parking or would result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - Off-Street Car Parking Requirements.

Car parking appearance

PO 7.1

Development facing the street designed to minimise the negative impacts of any semi-basement and under-croft car parking on the street scape.

DTS / DPF 7.1

The protrusion of undercroft car parks to not exceed 1.2m above finished ground level and screened through appropriate plantings, except in a location or zone where a continuous ground floor façade aligned with the front property boundary is desired.

PO 7.2

Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.

DTS 7.2

None are applicable.

PO 7.3

Pedestrian connections that are safe, legible, direct and accessible are provided between parking areas and the development.

DTS 7.3

None are applicable.

PO 7.4

Street level vehicle parking areas that are open to the sky are landscaped to provide shade and reduce solar heat absorption and reflection.

DTS / DPF 7.4

Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces, include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.

PO 7.5

Vehicle parking areas are landscaped along public frontages, allotment boundaries and between double rows of parking spaces.

DTS / DPF 7.5

Vehicle parking areas comprising 10 or more car parking spaces contain a vegetated landscaped strip of a minimum dimension of:

- (a) 1m along all public road frontages and allotment boundaries; and
- (b) 0.6m between double rows of car parking spaces.

PO 7.6

Vehicle parking areas and associated driveways are landscaped to shade and positively contribute to amenity.

DTS 7.6

None are applicable.

PO 7.7

Vehicle parking areas and accessways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with landscaping requirements.

DTS 7.7

None are applicable.

Earthworks

PO 8.1

Development, including any associated driveways and access tracks, minimise the need for earthworks to limit disturbance to natural topography.

DTS / DPF 8.1

Development does not involve either:

- (a) excavation exceeding a vertical height of 1m;
- (b) filling exceeding a vertical height of 1m; or
- (c) a total combined excavation and filling vertical height of 2m or more.

Fences and walls

PO 9.1

Fences, walls and retaining walls alongside and rear boundaries of sufficient height to maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight.

DTS 9.1

None are applicable.

PO 9.2

Landscaping incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.

DTS / DPF 9.2

A vegetated landscaped strip 500mm deep or more is provided against the low side of a retaining wall.

ALL RESIDENTIAL DEVELOPMENT

External appearance

PO 10.1

Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.

DTS/DPF 10.1

Each dwelling with a frontage to a public street includes at least one window (or windows) with a total window area of at least 2m² facing the primary street, from a habitable room that has minimum room dimension of 2.7m.

PO 10.2

Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.

DTS/DPF 10.2

Dwellings with a frontage to a public street has the entry door facing the public street.

Outlook and amenity

PO 11.1

Primary living rooms have an external outlook to provide a high standard of amenity for occupants.

DTS / DPF 11.1

Primary living rooms (other than kitchens) incorporate a window with an external outlook towards the street frontage or private open space.

PO 11.2

Bedrooms separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.

DTS 11.2

None are applicable.

Ancillary Development

PO 12.1

Residential ancillary buildings and structures sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.

DTS / DPF 12.1

Residential ancillary buildings and structures:

- (a) are not being constructed, added to or altered so that any part is situation:
 - i. in front of any part of the building line of the dwelling to
 - ii. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
- (b) in the case of a garage or carport, the garage or carport is setback at least 5.5m from the boundary of the primary street;
- (c) not exceeding 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street;
- (d) if situated on a boundary (not being a boundary with a primary street or secondary street), a length not exceeding 10m 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
- (e) 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 not exceeding 45% of the length of that boundary;
- (f) 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 abut the proposed wall or structure;
- (g) have a wall height or post height not exceeding 3m above natural ground level;
- (h) have a roof height where no part of the roof is more than 5m above the natural ground level; and
- (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.

PO 12.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.

DTS / DPF 12.2

Ancillary buildings and structures do not result in:

- (a) less private open space than specified in Design in Rural Areas Table 1 – Outdoor Open Space;
- (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - Off-street Car Parking Requirements; and
- (c) the total roofed floor area of all existing or proposed ancillary building(s) or structure(s) exceeding 60m².

PO 12.3

Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.

DTS/DPF 12.3

The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:

- (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment; or
- (b) located at least 12m from the nearest habitable room located on an adjoining allotment.

RESIDENTIAL DEVELOPMENT - 3 BUILDING LEVELS OR LESS

External appearance

PO 13.1

Garaging designed to not detract from the streetscape or appearance of a dwelling.

DTS/DPF 13.1

Garages and carports facing a street:

- (a) do not exceed 7m in width or 50% of the sites frontage (whichever is less); and
- (b) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling
- (c) are setback at least 5.5m from the boundary of the primary street;
- (d) unless the dwelling has two storeys along the street frontage:
 - i. have single width car parking with a maximum garage door not exceeding 3.5m on sites with a frontage of 12m or less
 - ii. have a garage door not exceeding 50% of the site frontage or 7m (whichever is less) on sites with a frontage greater than 12m.

PO 13.2

Dwelling facades make a positive contribution to streetscapes and common areas by providing variation of light and shadow and creating a sense of depth.

DTS/DPF 13.2

Each dwelling includes at least 3 of the following design features along each façade facing a public road or common driveway:

- (a) a minimum of 30% of the façade is setback an additional 300mm from the primary building line;
- (b) a porch or portico that projects at least 1m from the building façade that is open on at least 2 sides;
- (c) a balcony that projects from the building façade;
- (d) a verandah that projects at least 1m from the building façade;
- (e) eaves surrounding the dwelling of a minimum 450mm width;
- (f) a minimum 30% of the upper level projects forward from the lower level primary building line.

PO 13.3

The apparent mass of larger buildings is reduced when viewed from adjoining allotments or public streets.

DTS/DPF 13.3

Buildings of 2 or more building levels and a length exceeding 20m adjacent a secondary street or side boundary incorporate a step back of the building façade of at least 300mm for a minimum length of 1m, at least every 10m.

Overlooking / Visual Privacy

PO 14.1

Development mitigates direct overlooking of habitable rooms and private open spaces of dwellings.

DTS / DPF 14.1

Upper level windows facing side or rear boundaries shared with an allotment put to residential use:

- (a) are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm;
- (b) have sill heights greater than or equal to 1.5m above finished floor level; or
- (c) incorporate screening to a height of 1.5m above finished floor level; and
- (d) the building will not have a balcony or terrace on an upper building level, other than where the longest side of that balcony or terrace will face a road (including any road reserve), or reserve (including any land held as open space), and is at least 15m from the private open space of any other dwelling.

Private Open Space

PO 15.1

Dwellings provided with suitable sized areas of usable private open space to meet the needs of occupants.

DTS / DPF 15.1

Private open space provided in accordance with Design in Rural Areas Table 1 - Outdoor Open Space.

PO 15.2

Private open space positioned to provide convenient access from internal living areas.

DTS / DPF 15.2

Private open space is directly accessible from a habitable room, other than a bedroom or study.

PO 15.3

Private open space is positioned and designed to:

- (a) provide useable outdoor space that suits the needs of occupants;
- (b) take advantage of desirable orientation and vistas;
- (c) animate street frontages by encouraging activity between buildings and public streets;
- (d) adequately define public and private space where located forward of the building; and
- (e) prolong activity along street frontages by protecting against inclement weather.

DTS / DPF 15.3

A portion of the private open space specified in DTS 15.1 can be provided forward of the primary building line where:

- (a) the area is fenced to a maximum height of 1.8m;
- (b) the area incorporates a verandah with a minimum dimension of 1.5m; and
- (c) an area is provided behind the primary building line that has the minimum dimensions identified in DTS 15.1.

Water Sensitive Design

PO 16.1

Development creating 5-19 dwellings includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.

DTS 16.1

Development creating 5-19 dwellings is accompanied by an approved Stormwater Management Plan that achieves the following stormwater runoff outcomes:

- (a) 80 per cent reduction in average annual total suspended solids;
- (b) 60 per cent reduction in average annual total phosphorus; and
- (c) 45 per cent reduction in average annual total nitrogen.

PO 16.2

Development creating 5-19 dwellings includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.

DTS 16.2

Development creating 5-19 dwellings:

- (a) maintains:
 - i. a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 5-year ARI (18.1% AEP) 30 minute storm; and
 - ii. the stormwater runoff time to peak to match that of the pre-development condition; or
- (b) capture and retain the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for a 5-year ARI (18.1% AEP) 30 minute storm; and
- (c) manage site generated stormwater runoff up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings.

Car parking, access and manoeuvrability

PO 17.1

Covered parking spaces are of a size and dimensions to be functional, accessible and convenient.

DTS / DPF 17.1

Covered car parking spaces:

- (a) where enclosed by fencing or walls, have:
 - i. a minimum internal width of 3.2m and length of 6.0m for a single space;
 - ii. a minimum internal width of 6.0m and length of 6.0m for a double space (side by side); and
 - iii. a minimum internal width of 3.2m and length of 11m for a double space (tandem); or
- (b) where not enclosed by fencing, walls or garage doors, have:
 - i. a minimum width of 3.0m and minimum length of 5.5m for a single space;
 - ii. a minimum width of 5.2m and minimum length of 5.5m for a double (side by side) space; and
 - iii. a minimum width of 3.0m and minimum length of 10.4m for a double (tandem) space.

PO 17.2

Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.

DTS / DPF 17.2

Uncovered car parking spaces have a minimum width of 2.4m and a minimum length of 5.5m.

PO 17.3

Driveways located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.

DTS / DPF 17.3

Driveways and access points:

- (a) for sites with a frontage to a public road of 12m or less, have a maximum width of 3.2m measured at the property boundary and are the only access point provided on the site; or
- (b) for sites with a frontage to a public road greater than 12m:
 - i. have a maximum width of 6m measured at the property and are the only access point provided on the site; or
 - ii. have a maximum width of 3.2 metres measured at the property boundary and no more than two access points are provided on site.

PO 17.4

Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.

DTS / DPF 17.4

Vehicle access to designated car parking spaces:

- (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land
- (b) where newly proposed, is setback:
 - i. 500mm or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner;
 - ii. 2m or more from a street tree unless consent is provided from the tree owner;
 - iii. 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing.

PO 17.5

Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.

DTS/ DPF 17.5

Driveways are designed and sited so that:

- (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport when work is completed is not steeper than 1:4 on average; and
- (b) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access.

PO 17.6

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

DTS / DPF 17.6

Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:

- (a) 1 on-street car park per 3 proposed dwellings (rounded up to the nearest whole number); and
- (b) minimum car park length of 6m.

Waste storage

PO 18.1

Provision is made for the convenient storage of waste bins in a location screened from public view.

DTS / DPF 18.1

Dwellings are provided with:

- (a) an area of 3m² or more for the storage of waste (separate from any designated car parking spaces or private open space) is provided behind the building line; and
- (b) a continuous unobstructed path of travel with a minimum width of 800mm between the waste bin storage area and the street.

Design of Transportable Dwellings

PO 19.1

The sub-floor space beneath transportable buildings enclosed to give the appearance of a permanent structure.

DTS 19.1

None are applicable.

GROUP DWELLINGS, RESIDENTIAL FLAT BUILDINGS AND BATTLE-AXE DEVELOPMENT

Amenity

PO 20.1

Dwellings are of a suitable size to accommodate a layout that is well organised and provides high standard of amenity for occupants.

DTS / DPF 20.1

Dwellings have a minimum internal floor area in accordance with the following table:

Bedrooms	Minimum-internal-floor-area
1-bed	50m ²
2-bed	65m ²
3-bed	80m ² , and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom

PO 20.2

The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.

DTS 20.2

None are applicable.

PO 20.3

Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented to towards neighbouring properties.

DTS 20.3

None are applicable.

Communal Open Space

PO 21.1

Communal open space provided where private open space provision is inadequate to meet the needs of occupants or where the nature of the development is such that private open space is not ordinarily provided.

DTS 21.1

None are applicable.

Car parking, access and manoeuvrability

PO 22.1

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

DTS / DPF 22.1

Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:

- (a) 1 on-street car park per 3 proposed dwellings (rounded up to the nearest whole number); and
- (b) minimum car park length of 6m.

PO 22.2

The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.

DTS / DPF 22.2

Access to group dwellings or dwellings within a residential flat building provided via a single common driveway.

PO 22.3

Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.

DTS / DPF 22.3

Driveways that service more than one dwelling have:

- a) a minimum width of 3m;
- b) incorporate a least one vehicle passing point with minimum width of 5m and minimum length of 6m, and an additional passing point at least every 25m thereafter;
- c) locate the passing point in (b) within 12m of the primary street boundary; and
- d) a width of 5m for at least the first 6m from the primary street boundary where located on an arterial road.

PO 22.4

Residential driveways that service more than one dwelling are designed to allow adequate movement.

DTS / DPF 22.4

Where in a battle-axe configuration, a driveway servicing one dwelling to have a minimum width of 3m.

PO 22.5

Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site in a safe and convenient manner.

DTS / DPF 22.5

Driveways providing access to more than one dwelling allow a B85 passenger vehicle to enter and exit all dedicated car parks and garages in a forward direction without requiring more than a 3-point turn manoeuvre.

PO 22.6

Dwellings are adequately separated from common driveways and manoeuvring areas.

DTS/DPF 22.6

Dwellings are at least 1.5m from any vehicle movement path required to achieve DTS 21.5.

Landscaping

PO 23.1

Landscaping is provided between dwellings and common driveways to improve the outlook for occupants and improve the appearance of common areas.

DTS/ DPF 23.1

Other than where located directly in front of a garage or directly adjacent a building entry door, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.

PO 23.2

Landscaping is provided that improves the appearance of common driveways.

DTS / DPF 23.2

Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point required in DTS 21.3).

Site Facilities / Waste Storage

PO 24.1

Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.

DTS 24.1

None are applicable.

PO 24.2

Provision is made for suitable external clothes drying facilities.

DTS 24.2

None are applicable.

PO 24.3

Provision is made for suitable household waste and recyclable material storage facilities conveniently located from public view.

DTS 24.3

None are applicable.

PO 24.4

Waste and recyclable material storage areas are located away from dwellings.

DTS / DPF 24.4

Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

PO 24.5

Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.

DTS 24.5

None are applicable.

SUPPORTED ACCOMMODATION, HOUSING FOR AGED PERSONS, AND PEOPLE WITH DISABILITIES

Siting and Configuration

PO 25.1

Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.

DTS 25.1

None are applicable.

Movement and Access

PO 26.1

Development is designed to support safe and convenient access and movement for residents by providing:

- (a) ground-level access or lifted access to all units;
- (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places;
- (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability; and
- (d) kerb ramps at pedestrian crossing points.

DTS 26.1

None are applicable.

Communal Open Space

PO 27.1

Development that is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors alike.

DTS 27.1

None are applicable.

PO 27.2

Communal open space provided where private open space provision is inadequate to meet the needs of occupants or where the nature of the development is such that private open space is not ordinarily provided (such as supported accommodation).

DTS 27.2

None are applicable.

Site Facilities / Waste Storage

PO 28.1

Development that is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.

DTS 28.1

None are applicable.

PO 28.2

Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.

DTS 28.2

None are applicable.

PO 28.3

Provision is made for suitable external clothes drying facilities.

DTS 28.3

None are applicable.

PO 28.4

Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.

DTS 28.4

None are applicable.

PO 28.5

Waste and recyclable material storage areas are located away from dwellings.

DTS / DPF 28.5

Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

PO 28.6

Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.

DTS 28.6

None are applicable.

PO 28.7

Services including gas and water meters conveniently located and screened from public view.

DTS 28.7

None are applicable.

ALL NON-RESIDENTIAL DEVELOPMENT

Water Sensitive Design

PO 29.1

Development likely to result in significant risk of export of litter, oil or grease should include stormwater management systems designed to minimise pollutants entering stormwater.

DTS/DPF 29.1

Development likely to result in significant risk of export of litter, oil or grease should include stormwater management systems designed to achieve the following gross pollutant outcomes:

- (a) 90 per cent reduction of litter/gross pollutants compared to untreated stormwater runoff; and
- (b) no visible oils/grease for flows up to the 1-in-3 month average return interval flood peak flow.

PO 29.2

Water discharged from a development site to be of a physical, chemical and biological condition equivalent to or better than its pre-developed state.

DTS 29.2

None are applicable.

Wash-down and Waste Loading and Unloading

PO 30.1

Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment that are:

- (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off;
- (b) paved with an impervious material to facilitate wastewater collection;
- (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area; and
- (d) designed to drain wastewater to either:
 - i. a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme; or
 - ii. a holding tank and its subsequent removal off-site on a regular basis.

DTS 30.1

None are applicable.

Table 1 - Outdoor Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Detached dwelling	Site area 1,000m ² or greater	Total area: 20% of total site area
Semi-detached dwelling		Adjacent to habitable room: 10% total site area / minimum dimension 4m.
Row dwelling		

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Group dwelling	Site area 500m ² to <1,000m ²	Total area: 80m ² Adjacent to habitable room: 24m ² / minimum dimension 4m.
	Site area 300m ² to <500m ²	Total area: 60m ² Adjacent to habitable room: 16m ² / minimum dimension 4m.
	Site area <300m ²	Total area: 24m ² Adjacent to habitable room: 16m ² / minimum dimension 3m
Cabin or caravan (permanently fixed to the ground) in a Residential Park Zone or Caravan and Tourist Park Zone		Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.

Forestry

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Commercial forestry designed and sited to maximise economic benefits whilst managing potential negative impacts on the environment, transport networks, surrounding land uses and landscapes.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Siting

PO 1.1

Commercial forestry plantations established where there is no clearance of valued trees or substantially intact strata of native vegetation, or where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.

DTS/DPF 1.1

None are applicable.

PO 1.2

Commercial forestry plantations established on slopes that are stable to minimise the risk of soil erosion.

DTS/DPF 1.2

Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).

PO 1.3

Commercial forestry plantations and operations associated with their establishment, management and harvesting appropriately setback from a sensitive receiver to minimise fire risk and noise disturbance.

DTS/DPF 1.3

Commercial forestry plantations and operations associated with their establishment, management and harvesting are setback 50m or more from any sensitive receiver.

PO 1.4

Commercial forestry plantations separated from reserves gazetted under the National Parks and Wildlife Act 1972 and/or Wilderness Protection Act 1992 to minimise fire risk and potential for weed infestation.

DTS/DPF 1.4

Commercial forestry plantations and operations associated with their establishment, management and harvesting are setback 50m or more of a reserve gazetted under the *National Parks and Wildlife Act 1972* or *Wilderness Protection Act 1992*.

Water Protection

PO 2.1

Commercial forestry plantations incorporate artificial drainage lines (ie culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.

DTS/DPF 2.1

None are applicable

PO 2.2

Appropriate siting, layout and design measures adopted to minimise the impact of commercial forestry plantations on surface water resources.

DTS/DPF 2.2

Commercial forestry plantations:

- (a) do not involve cultivation (excluding spot cultivation) in drainage lines;
- (b) are setback 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland and sinkhole (direct connection to aquifer); and
- (c) are setback 10m or more from the banks of any first or second order watercourse or sinkhole (no-direct connection to aquifer).

Fire Management

PO 3.1

Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.

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; or
- (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.

PO 3.2

Commercial forestry plantations incorporate appropriate fire management access tracks.

DTS/DPF 3.2

Commercial forestry plantation fire management access tracks:

- (a) are incorporated within all firebreaks;
- (b) are 7m or more wide with a vertical clearance of 4m or more;
- (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles; and
- (d) partition the plantation into units 40ha or less in area.

Power-line Clearances

PO 4.1

Commercial forestry plantations achieve and maintain appropriate clearances from aboveground power-lines.

DTS/DPF 4.1

Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:

Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines
500 kV	Tower	38m
275 kV	Tower	25m
132 kV	Tower	30m
132 kV	Pole	20m
66 kV	Pole	20m
Less than 66 kV	Pole	20m

Housing Renewal

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Renewed residential environments to replace older social housing, provide new social housing infrastructure and other housing options and tenures to enhance the residential amenity of the local area.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Residential development provides a range of housing choices.

DTS/DPF 1.1

Development comprises:

- (a) detached dwellings;
- (b) semi-detached dwellings;
- (c) row dwellings;
- (d) group dwellings; or
- (e) residential flat buildings, except where incorporating above-ground dwellings.

PO 1.2

Higher density housing options (such as medium rise residential flat buildings) provided in close proximity to public transit, open space or activity centres.

DTS/DPF 1.2

None are applicable.

Building Height

PO 2.1

Buildings contribute to a low-to-medium rise suburban character.

DTS/DPF 2.1

Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m, except in the case of a gable end.

PO 2.2

Medium rise buildings in locations close to public transit, centres or open space.

DTS/DPF 2.2

None are applicable.

PO 2.3

Medium rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 storeys transition down in scale and height towards the periphery (side and rear boundaries) of the site.

DTS/DPF 2.3

None are applicable.

Primary Street Setback

PO 3.1

Buildings are set back from the primary street boundary in a manner which is compatible with the desired outcomes of the area.

DTS/DPF 3.1

Buildings (excluding any balcony, verandah, porch, awning or similar structure) are set back from the primary street boundary 3m or more.

Secondary Street Setback

PO 4.1

Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.

DTS/DPF 4.1

Buildings are set back from any secondary street allotment boundary:

- (a) 900mm or more for any wall up to 6 metres in height
- (b) 2m or more for any wall above 6 metres in height.

Boundary Walls

PO 5.1

Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.

DTS/DPF 5.1

Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and either:

- (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height; or do not exceed the following:
 - i. 3m in wall height;
 - ii. 10m in length; and
- (b) setback 3m or more from any other existing or proposed boundary walls on the subject land.

PO 5.2

Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.

DTS/DPF5.2

Dwellings in a semi-detached or row arrangement are setback 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.

Side Boundary Setback

PO 6.1

Buildings are set back from side boundaries to provide:

- (a) separation between dwellings in a way that contributes to a suburban character; and
- (b) access to natural light and ventilation for neighbours.

DTS/DPF 6.1

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

- (a) 900mm or more 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, 900mm or more plus 1/3 of the wall height above 3m measured from the top of the footings; and
- (c) at 1.9m or more plus 1/3 of the wall height above 3m measured from the top of the footings for walls facing a southern side boundary.

Rear Boundary Setback

PO 7.1

Buildings are set back from rear boundaries to provide:

- (a) separation between dwellings in a way that contributes to a suburban character;
- (b) access to natural light and ventilation for neighbours;
- (c) private opens space; and
- (d) space for landscaping and vegetation.

DTS/DPF 7.1

Dwellings are set back from rear boundary:

- (a) 3m or more for the first building level; and
- (b) 5m or more for any subsequent building level.

Façade design

PO 8.1

Dwelling facades facing public streets and common driveways make a positive contribution to the streetscape.

DTS/DPF 8.1

Each dwelling includes at least 2 of the following design features along each façade facing a public road or common driveway:

- (a) a minimum of 25% of the façade is setback an additional 300mm
- (b) a porch or portico that projects at 1m or more from the building façade and is open on least 2 sides
- (c) a balcony that projects 1.0m or more from the building façade
- (d) a verandah that projects at least 1m from the building façade
- (e) eaves surrounding the dwelling of a minimum 450mm width
- (f) a minimum 50% of the upper level projects forward a minimum 300mm from the lower level building line.

PO 8.2

Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.

DTS/DPF 8.2

Each dwelling with a frontage to a public street or common driveway includes at least one window with a total window area of at least 2m² facing the primary street or common driveway, from a habitable room that has minimum room dimension of 2.7m.

PO 8.3

The visual bulk of larger buildings is reduced when viewed from adjoining allotments or public streets, such as through the incorporation of windows, articulation, building materials and textures.

DTS/DPF 8.3

None are applicable.

PO 8.4

Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.

DTS/DPF 8.4

None are applicable.

PO 8.5

Entrances to apartment buildings are:

- (a) oriented towards the street
- (b) visible and easily identifiable from the street
- (c) designed to include a common mail box structure.

DTS/DPF 8.5

None are applicable.

Outlook and amenity

PO 9.1

Primary living rooms have an external outlook to provide a high standard of internal amenity for occupants.

DTS/DPF 9.1

None are applicable.

PO 9.2

Ground level bedrooms separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.

DTS/DPF 9.2

None are applicable.

Private Open Space

PO 10.1

Dwellings provided with suitable sized areas of usable private open space to meet the needs of occupants.

DTS/DPF 10.1

Private open space provided in accordance with the following table:

Dwelling-site-size ^a	Minimum-area-of-POS ^x	Minimum \uparrow dimension ^x	
>500m ² ^x	80m ² ^x	4m ^x	
300--500m ² ^x	60m ² ^x	4m ^x	
200--300m ² ^x	24m ² ^x	3m ^x	
<200 ^x	Three+ bedroom ^x	15·m ² ^x	3m ^x
	Two bedroom ^x	11·m ² ^x	2.5m ^x
	One bedroom ^x	8·m ² ^x	2m ^x
	Studio ^x	8·m ² ^x	2m ^x

PO 10.2

Private open space positioned to provide convenient access from internal living areas.

DTS/DPF 10.2

At least 50% of the required area of private open space is accessible from a habitable room, other than a study or bedroom.

PO 10.3

Private open space is positioned and designed to:

- (a) provide useable outdoor space that suits the needs of occupants;
- (b) take advantage of desirable orientation and vistas; and
- (c) adequately define public and private space.

DTS/DPF 10.3

None are applicable.

Visual privacy

PO 11.1

Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent dwellings.

DTS/DPF11.1

Upper level windows facing side or rear boundaries shared with an allotment put to residential use:

- (a) are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm;
- (b) have sill heights greater than or equal to 1.5m above finished floor level; or
- (c) incorporate screening to a height of 1.5m above finished floor level.

PO 11.2

Balconies are sited and screened to minimise direct overlooking of adjacent dwellings.

DTS/DPF11.2

The building:

- (a) will not have a balcony on an upper storey; or
- (b) the longest side of a balcony faces a road (including any road reserve) or reserve (including any land held as open space); and

- (c) the balcony is 15m or more from the private open space of any other dwelling.

Landscaping

PO 12.1

Soft landscaping incorporated into development to:

- (a) minimise heat absorption and reflection;
- (b) maximise shade and shelter;
- (c) maximise stormwater infiltration and biodiversity; and
- (d) enhance the appearance of land and streetscapes.

DTS/DPF 12.1

Residential development incorporates areas for soft landscaping with a minimum dimension of 0.5 metres provided in accordance with the following:

Dwelling-site-area-(or-in-the-case-of-residential-flat-building-or-group-dwellings,-average-site-area)-(m ²)	%-of-site
<200	15%
201--450	20%
>450	25%

(a)

; and

- (b) 25% of land between the road boundary and the primary building line is provided for soft landscaping with a minimum dimension of 1.5 metres.

Water Sensitive Design

PO 13.1

Residential development designed to capture and re-use stormwater to maximise conservation of water resources, manage peak stormwater runoff flows and volume and manage runoff quality to maintain, as close as is practical, pre development conditions.

DTS/DPF 13.1

None are applicable.

Parking

PO 14.1

On-site car parking provided to meet the anticipated demand of residents, with less on-site parking appropriate in areas in close proximity to public transport stations.

DTS/DPF 14.1

On-site car parking is provided at the following rates:

- (a) 2 or less bedroom dwelling – 1 car parking space, covered or able to be covered (without impinging on building setbacks);
- (b) 3 or more bedroom dwelling - 2 car parking spaces, 1 of which is covered or able to be covered (without impinging on building setbacks).

PO 14.2

Covered car parking spaces are of dimensions to be functional, accessible and convenient.

DTS/DPF 14.2

Covered car parking spaces:

(a) where enclosed by fencing or walls, have:

- i. a minimum internal width of 3.2m and length of 6.0m for a single garage;
- ii. a minimum internal width of 6.0m and length of 6.0m for a double garage (side by side);
and
- iii. a minimum internal width of 3.2m and length of 11m for a double garage (tandem); or

(b) carports not enclosed by fencing, walls or garage doors, have:

- i. a minimum width of 3.0m and minimum length of 5.5m for a single width carport;
- ii. a minimum width of 5.2m and minimum length of 5.5m for double carports (side by side);
and
- iii. a minimum width of 3.0m and minimum length of 10.4m for double carport (tandem).

PO 14.3

Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.

DTS/DPF 14.3

Uncovered car parking spaces have a minimum width of 2.4m and minimum length of 5.5m.

PO 14.4

Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.

DTS/DPF 14.4

Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.

PO 14.5

Residential flat buildings provide dedicated areas for bicycle parking

DTS/DPF 14.4

Residential flat buildings provide one bicycle parking space per dwelling.

Overshadowing

PO 15.1

Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with existing residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.

DTS/DPF 15.1

None are applicable.

Waste

PO 16.1

Provision is made for the convenient storage of waste bins in a location screened from public view.

DTS/DPF 16.1

Dwellings are provided with:

- (a) an area of 3m² or more for the storage of waste (separate from any designated car parking spaces or private open space) is provided behind the building line; and
- (b) a continuous unobstructed path of travel with a minimum width of 800mm is provided between the waste storage area and the street.

PO 16.2

Residential apartment buildings provide a dedicated area for the on-site storage of waste which is:

- (a) easily and safely accessible for residents and for collection vehicles;
- (b) screened from adjoining land and public roads; and
- (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.

DTS/DPF 16.2

None are applicable.

Vehicle Access

PO 17.1

Driveways located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.

DTS/DPF 17.1

None are applicable.

PO 17.2

Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees

DTS/DPF 17.2

Vehicle access to designated car parking spaces:

- (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land
- (b) where newly proposed, is setback:
 - i. 500mm or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner;
 - ii. 2m or more from a street tree unless consent is provided from the tree owner;
 - iii. 6m or more from the tangent point of an intersection of 2 or more roads or a pedestrian-actuated crossing.

PO 17.3

Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces

DTS/DPF/ DPF 17.3

Driveways are designed and sited so that:

- (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport when work is completed is not steeper than 1:4 on average; and
- (b) the centre of the driveway at the public road boundary is no more than 25 degree deviation from the centre of the front of the covered car parking space for which it provides vehicle access.

PO 17.4

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

DTS/DPF17.4

Where on-street parking is available directly adjacent the site, parking is retained in accordance with the following requirements:

- (a) 1 on-street car park per 3 proposed dwellings (rounded up to the nearest whole number); and
- (b) minimum car park length of 6m.

PO 17.5

Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.

DTS/DPF 17.5

Battle-axe driveways and driveways that service more than one dwelling satisfy the following:

- (a) a width of 3m or more;
- (b) for driveways servicing three or more dwellings which exceed 30m in length, incorporate a least one vehicle passing point with a width of 5m or more and a length of 6m or more, and an additional passing point at least every 30m thereafter;
- (c) locate the passing point in (b) within 12m of the primary street boundary; and
- (d) a width of 5m or more for at least the first 6m from the primary street boundary where located on an arterial road.

PO 17.6

Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site in a safe and convenient manner.

DTS/DPF 17.6

Driveways providing access to more than one dwelling allow a B85 passenger vehicle to enter and exit all dedicated car parks and garages in a forward direction without requiring more than a 2-point-turn manoeuvre.

PO 17.7

Dwellings are adequately separated from common driveways and manoeuvring areas.

DTS/DPF 17.7

Dwellings are set back 0.5m or more from any vehicle movement path required to achieve DTS/DPF 18.6.

Storage

PO 18.1

Dwellings are provided with sufficient space for storage to meet likely occupant needs.

DTS/DPF 18.1

Storage provided at the following rates:

- (a) 1 bedroom: 6m³;
- (b) 2 bedroom: 10m³;
- (c) 3+ bedroom: 12m³; and

50% or more of the storage volume is provided within the dwelling.

Earthworks

PO 19.1

Buildings are designed and sited to minimise alteration of existing landform.

DTS/DPF 19.1

The development does not involve:

- (a) excavation exceeding a vertical height of 1m;
- (b) filling exceeding a vertical height of 1m; and
- (c) a total combined excavation and filling vertical height exceeding 2m.

Service connections and infrastructure

PO 20.1

Dwellings are provided with appropriate service connections and infrastructure.

DTS/DPF 20.1

The applicant has certified that the site and building:

- (a) has the ability to be connected to a permanent potable water supply;
- (b) has the ability to be connected to a sewerage system, or a waste water control system approved under Public and Environmental Health Act 1987;
- (c) has the ability to be connected to electricity supply;
- (d) has the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes where located in a Hazard (Bushfire Risk) Overlay; and
- (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the Electricity Act 1996.

Site contamination

PO 21.1

Development sites are suitable and safe for the intended land use, including remediation where required.

DTS/DPF 21.1

The applicant has provided a declaration indicating, to the best of his or her knowledge and belief, the allotment is not, and has not been, subject to site contamination as a result of a previous use of the land or a previous activity on the land or in the vicinity of the land.

Procedural Matters (PM)

Notification

All development undertaken by:

- i) the South Australian Housing Trust either individually or jointly with other persons or bodies;
or
- ii) registered Community Housing providers participating in housing renewal programs endorsed by the South Australian Housing Authority

is exempt from notification, except for a residential flat building (apartment building) of 3 storeys or greater.

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)	
<p>DO 1</p> <p>Development located and designed to mitigate adverse effects on neighbouring and proximate land uses to reduce potential for conflict.</p>	
Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed to Satisfy Criteria (DTS) (required for development to be classified as Deemed-to-Satisfy) • Designated Performance Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)
General Land Use Compatibility	
<p>PO 1.1</p> <p>Sensitive receivers designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses and land uses desired in the zone.</p>	None are applicable.
<p>PO 1.2</p> <p>Development adjacent to a site containing an existing sensitive receiver or zone primarily intended to accommodate sensitive receivers designed to minimise adverse impacts.</p>	None are applicable.
Hours of Operation	
<p>PO 2.1</p> <p>Non-residential development does not unreasonably impact the amenity of existing sensitive receivers or an adjacent zone primarily for sensitive receivers through hours of operation having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the development; (b) measures to mitigate off-site impacts; (c) the extent to which the development is desired in the zone; and 	<p>DTS/DPF 2.1</p> <p>Consulting room, office and shop hours of operation are limited to 7am – 9pm Monday to Friday and 8am – 5pm Saturday inclusive.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed to Satisfy Criteria (DTS) (required for development to be classified as Deemed-to-Satisfy) • Designated Performance Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)
(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.	
Overshadowing	
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses not unreasonably interrupted to maintain access to direct winter sunlight.</p>	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses receive at least 3 hours of direct sunlight over their surface between 9.00 am and 3.00 pm on 21 June.</p>
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses not unreasonably interrupted to maintain access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in accordance with the following:</p> <ul style="list-style-type: none"> (a) for ground level private open space, the smaller of the following: <ul style="list-style-type: none"> (i) half of the existing ground level open space; or (ii) 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m); (b) for ground level communal open space, at least half of the existing ground level open space.
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of existing rooftop solar energy facilities taking into account:</p> <ul style="list-style-type: none"> (a) the form of development contemplated in the relevant zone; 	<p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed to Satisfy Criteria (DTS) (required for development to be classified as Deemed-to-Satisfy) • Designated Performance Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)
<p>(b) the orientation of the solar energy facilities to operate effectively and efficiently; and</p> <p>(c) the extent to which the solar energy facilities are already overshadowed.</p>	
<p>PO 3.4</p> <p>Development that incorporates moving parts, including windmills and wind farms, located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.</p>	None are applicable.
Activities Generating Noise or Vibration	
<p>PO 4.1</p> <p>Development that emits noise (other than music noise) does not unreasonably impact acoustic amenity at the nearest existing sensitive receivers.</p>	<p>DTS/DPF 4.1</p> <p>Predicted noise at the nearest existing sensitive receiver achieves the relevant Environment Protection (Noise) Policy criteria.</p>
<p>PO 4.2</p> <p>Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</p> <p>(a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers;</p> <p>(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily</p>	None are applicable.

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed to Satisfy Criteria (DTS) (required for development to be classified as Deemed-to-Satisfy) • Designated Performance Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)
<p>intended to accommodate sensitive receivers;</p> <p>(c) housing plant and equipment within an enclosed structure or acoustic enclosure; and</p> <p>(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.</p>	
<p>PO 4.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 4.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment; or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
<p>PO 4.4</p> <p>External noise into bedrooms minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p>	<p>DTS/DPF 4.4</p> <p>Adjacent land is used for residential purposes.</p>
<p>PO 4.5</p> <p>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers.</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed to Satisfy Criteria (DTS) (required for development to be classified as Deemed-to-Satisfy) • Designated Performance Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code) 				
<p>PO 4.6</p> <p>Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="842 786 1461 1055"> <thead> <tr> <th>Assessment location</th> <th>Music noise level</th> </tr> </thead> <tbody> <tr> <td>Externally at the nearest existing noise sensitive location</td> <td>Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)</td> </tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing noise sensitive location	Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)
Assessment location	Music noise level				
Externally at the nearest existing noise sensitive location	Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)				
Air Quality					
<p>PO 5.1</p> <p>Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of existing sensitive receivers within the locality and zones primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>				
<p>PO 5.2</p> <p>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to nearby sensitive receivers by:</p> <ul style="list-style-type: none"> (a) incorporating appropriate treatment technology before exhaust emissions are released; and (b) locating and designing chimneys or exhaust flues to maximise dispersion of exhaust emissions taking into account 	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>				

Performance Outcome (PO)	<ul style="list-style-type: none"> Deemed to Satisfy Criteria (DTS) (required for development to be classified as Deemed-to-Satisfy) Designated Performance Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)
the location of nearby sensitive receivers.	
Light Spill	
PO 6.1 External lighting positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers.	DTS/DPF 6.1 None are applicable.
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.
Solar Reflectivity / Glare	
PO 7.1 Development designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.
Electrical Interference	
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure: <ul style="list-style-type: none"> (a) is no greater than 10m in height, measured from existing ground level; or (b) is not within a line of sight between an existing fixed transmitter and fixed receiver (antenna) other than where an alternative service is available (via a different fixed transmitter or cable).

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed to Satisfy Criteria (DTS) (required for development to be classified as Deemed-to-Satisfy) • Designated Performance Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)
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Interface with Rural Activities

<p>PO 9.1</p> <p>Sensitive receivers located and designed to mitigate impacts from lawfully existing horticultural and farming activities including chemical spray drift and noise.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Sensitive receivers located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and not prejudice the continued operation of these activities.</p>	<p>None are applicable.</p>
<p>PO 9.3</p> <p>Sensitive receivers located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.3</p> <p>Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.</p>
<p>PO 9.4</p> <p>Sensitive receivers located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.4</p> <p>Sensitive receivers sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.</p>
<p>PO 9.5</p> <p>Sensitive receivers located and designed to mitigate potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and not</p>	<p>DTS/DPF 9.5</p> <p>Sensitive receivers are located at least 300m from the boundary of a site used for the handling, transportation and storage of bulk commodities in other ownership.</p>

Performance Outcome (PO)	<ul style="list-style-type: none"> • Deemed to Satisfy Criteria (DTS) (required for development to be classified as Deemed-to-Satisfy) • Designated Performance Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)
prejudice the continued operation of these activities.	
<p>PO 9.6</p> <p>Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of chemical spray drift and other impacts associated with agricultural and horticultural activities.</p>	None are applicable.
<p>PO 9.7</p> <p>Urban development should not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.</p>	None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	
<p>PO 10.1</p> <p>Sensitive receivers are separated from existing mines to minimise adverse impacts from noise, dust and vibration.</p>	<p>DTS/DPF 10.1</p> <p>Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i>.</p>

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and that suitably manages adverse visual impacts on natural and rural landscapes and residential amenity.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

General

PO 1.1

Development located and designed to minimise hazard or nuisance to adjacent development and land uses.

DTS/DPF 1.1

None are applicable.

Visual Amenity

PO 2.1

The visual impact of above ground infrastructure networks and services, renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development from townships, scenic routes and public roads is minimised and managed by:

- (a) utilising features of the natural landscape to obscure views where practicable;
- (b) siting development below ridgelines where practicable;
- (c) avoiding visually sensitive and significant landscapes;
- (d) using materials and finishes with low reflectivity and colours that complement the surroundings;
- (e) using existing vegetation to screen buildings; and
- (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating, or zoned to primarily accommodate sensitive receivers.

DTS/DPF 2.1

None are applicable.

PO 2.2

Substations, pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.

DTS/DPF 2.2

None are applicable.

PO 2.3

Surfaces exposed by earthworks associated with installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.

DTS/DPF 2.3

None are applicable.

Rehabilitation

PO 3.1

Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.

DTS/DPF 3.1

None are applicable.

Hazard Management

PO 4.1

Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.

DTS/DPF 4.1

None are applicable.

PO 4.2

Facilities for energy generating, power storage and transmission separated from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.

DTS/DPF 4.2

None are applicable.

PO 4.3

Bushfire hazard risk minimised for renewable energy facilities by providing appropriate access tracks, safety equipment, and water tanks and establishing cleared areas around substations, battery storage and operations compounds.

DTS/DPF 4.3

None are applicable.

Electricity Infrastructure and Battery Storage Facilities

PO 5.1

Electricity infrastructure located to minimise visual impacts through techniques including:

- (i) siting utilities and services:
 - (i) on areas already cleared of native vegetation; or
 - (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity; and
- (j) grouping utility buildings and structures with non-residential development, where practicable.

DTS/DPF 5.1

None are applicable.

PO 5.2

Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.

DTS/DPF 5.2

None are applicable.

PO 5.3

Battery storage facilities co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.

DTS/DPF 5.3

None are applicable.

Telecommunication Facilities

PO 6.1

Where technically feasible, telecommunications facilities seek to reduce visual impact by incorporating techniques such as:

- (a) avoiding proliferation of facilities in a local area;
- (b) co-locating with other communications facilities;
- (c) locating antennae as close as practical to support structures ; and
- (d) screening using landscaping and existing vegetation, particularly for equipment shelters and huts.

DTS/DPF 6.1

None are applicable.

PO 6.2

Telecommunications facilities sited and designed to minimise visual impact having regard to:

- (h) the size, scale, context and characteristics of existing structures, heritage, landforms and vegetation so as to be compatible with the local environment;
- (i) incorporating the facility within an existing structure that may serve another purpose; and
- (j) using existing buildings and vegetation for screening.

DTS/DPF 6.2

None are applicable.

Renewable Energy Facilities

PO 7.1

Renewable energy facilities located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.

DTS/DPF 7.1

None are applicable.

Renewable Energy Facilities (Wind Farm)

PO 8.1

Visual impact of wind turbine generators on the amenity of residential and tourist development reduced through appropriate separation.

DTS/DPF 8.1

Wind turbine generators are:

- (a) setback at least 1,200m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation;
- (b) setback at least 2,000m from the base of a turbine to any of the following zones:
 - i. Settlement Zone;
 - ii. Township Zone;

- iii. Rural Living Zone; or
- iv. Rural Neighbourhood Zone

with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine).

PO 8.2

The visual impact of wind turbine generators on natural landscapes managed by:

- (a) designing wind turbine generators to be uniform in colour, size and shape;
- (b) coordinating blade rotation and direction; and
- (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.

DTS/DPF 8.2

None are applicable.

PO 8.3

Wind turbine generators and ancillary development minimise potential for bird and bat strike.

DTS/DPF 8.3

None are applicable.

PO 8.4

Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.

DTS/DPF 8.4

No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.

PO 8.5

Meteorological masts and guidewires identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.

DTS/DPF 8.5

None are applicable.

Renewable Energy Facilities (Solar Power)

PO 9.1

Solar power facilities generating 5MW or more are not located on land of high environmental, scenic or cultural value.

DTS/DPF 9.1

None are applicable.

PO 9.2

Solar power facilities allow for movement of wildlife by:

- (f) incorporating wildlife corridors and habitat refuges; and
- (g) avoiding the use of extensive security or perimeter fencing; or
- (h) incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.

DTS/DPF 9.2

None are applicable.

PO 9.3

Amenity impacts of solar power facilities minimised through separation from sensitive receivers.

DTS/DPF 9.3

Solar power facilities are setback at least:

- (a) 500 metres from conservation areas;
- (b) 100 metres from Township, Settlement, Rural Neighbourhood and Rural Living Zones; and
- (c) 30 metres from adjoining land.

PO 9.4

Solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings.

DTS/DPF 9.4

None are applicable.

Hydropower / Pumped Hydropower Facilities

PO 10.1

Hydropower / pumped hydropower facility storage designed and operated to minimise the risk of storage dam failure.

DTS/DPF 10.1

None are applicable.

PO 10.2

Hydropower / pumped hydropower facility storage designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.

DTS/DPF 10.2

None are applicable.

PO 10.3

Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.

DTS/DPF 10.3

None are applicable.

Water Supply

PO 11.1

Development connected to an appropriate water supply to meet the ongoing requirements of the intended use.

DTS/DPF 11.1

Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.

PO 11.2

Dwellings connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.

DTS/DPF 11.2

A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is instead serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:

- (h) exclusively for domestic use; and
- (i) connected to the roof drainage system of the dwelling.

Wastewater Services

PO 12.1

Development is connected to an approved common waste water disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the on-going requirements of the intended use in accordance with the following:

- (a) it is wholly located and contained within the allotment of the development they will service.
- (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes are to include disposal systems that minimise the risk of pollution to those water resources
- (c) ensures septic tank effluent drainage fields and other waste water disposal areas located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.

DTS/DPF 12.1

Development is connected, or will be connected, to an approved common waste water disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead serviced by an on-site waste water treatment system in accordance with the following:

- (a) is wholly located and contained within the allotment of development it will service; and
- (b) ensures no part of a septic tank effluent drainage field or any other waste water disposal system is located:
 - i. within 50m of a watercourse, bore, well or dam;
 - ii. on any land with a slope greater than 20% (1-in-5), or a depth to bedrock or seasonal or permanent water table less than 1.2m; and
 - iii. on land that is waterlogged, saline, part of a runway area or likely to be inundated by a 10% AEP flood event.

PO 12.2

Effluent drainage fields and other waste water disposal areas maintained to ensure the effective operation of waste systems and minimise risks to human health and environmental harm.

DTS/DPF 12.2

Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

Temporary Facilities

PO 13.1

In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.

DTS/DPF 13.1

A waste collection and disposal service will be used to dispose of the volume of waste and at a rate it is generated.

PO 13.2

Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.

DTS/DPF 13.2

None are applicable.

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers in a manner that minimises adverse effects on amenity and the environment.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Siting and Designs

PO 1.1

Intensive animal husbandry, dairies and associated activities sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.

DTS/DPF 1.1

None are applicable

PO 1.2

Intensive animal husbandry, dairies and associated activities sited, designed, constructed and managed to minimise the potential transmission of disease to other operations where animals are kept.

DTS/DPF 1.2

None are applicable

PO 1.3

Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.

DTS/DPF 1.3

None are applicable

PO 1.4

Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.

DTS/DPF 1.4

Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities located 500m or more from the nearest sensitive receiver in other ownership.

PO 1.5

Lagoons for the storage or treatment of milking shed effluent adequately separated from roads to minimise impacts from odour on the general public.

DTS/DPF 1.5

Lagoons for the storage or treatment of milking shed effluent setback 20m or more from public roads.

Waste

PO 2.1

Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to:

- (a) avoid attracting and harbouring vermin;
- (b) avoid polluting water resources; and
- (c) be located outside 1% AEP flood event areas.

DTS/DPF 2.1

None are applicable

Soil and Water Protection

PO 3.1

To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations appropriately setback from:

- (a) public water supply reservoirs;
- (b) major watercourses (third order or higher stream); and
- (c) any other watercourse, bore or well used for domestic or stock water supplies.

DTS/DPF 3.1

Intensive animal husbandry operations are setback:

- (a) 800m or more from a public water supply reservoir;
- (b) 200m or more from a major watercourse (third order or higher stream); and
- (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.

PO 3.2

Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities:

- (a) that have sufficient capacity to hold effluent and runoff from the operations on site; and
- (b) ensure that effluent does not infiltrate and pollute groundwater, soil or other water resources.

DTS/DPF 3.2

None are applicable

Land Division in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Land division that:

- (m) creates allotments having appropriate dimensions and shape for intended use;
- (n) allows efficient provision of new infrastructure and optimum use of existing underutilised infrastructure;
- (o) integrates and allocates adequate and suitable land for the preservation of site features of value including significant vegetation, watercourses, water bodies and other environmental features;
- (p) supports energy efficiency in building orientation;
- (q) creates a compact urban form that supports active travel, walkability and the use of public transport; and
- (r) avoids areas of high natural hazard risk.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

ALL LAND DIVISION

Allotment configuration

PO 1.1

Land division creates allotments suitable for their intended use taking into account physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.

DTS/DPF 1.1

Land division for the:

- (a) minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures where no additional allotments are created; or
- (b) creation of a single additional allotment for residential purposes where:
 - i. the allotment will contain a single lawfully existing dwelling or an approval for a single dwelling exists and is operative;
 - ii. access is provided via a lawfully existing driveway or access point or an access point for which approval under the Local Government Act exists and is operative; and
 - iii. the resulting allotment achieves any minimum site area and frontage width specified by the relevant zone or a relevant Technical and Numeric Variation Overlays.

Design and Layout

PO 2.1

Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls

DTS 2.1

None are applicable.

PO 2.2

Land division enables appropriate treatment of the interface between potentially conflicting land uses and/or zones.

DTS 2.2

None are applicable.

PO 2.3

Land division maximises the number of allotments that face public open space and public streets.

DTS 2.3

None are applicable.

PO 2.4

Land division integrated with site features, adjacent land uses, the existing transport network and available infrastructure.

DTS 2.4

None are applicable.

PO 2.5

Development and infrastructure provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.

DTS 2.5

None are applicable

PO 2.6

Land division results in watercourses being retained within open space and land subject to flooding free from development.

DTS 2.6

None are applicable.

PO 2.7

Land division results in street patterns that are legible and connected to the surrounding street network.

DTS 2.7

None are applicable.

PO 2.8

Land division is designed to allocate adequate and suitable land for the preservation of existing vegetation of value including native vegetation, regulated and significant trees.

DTS 2.8

None are applicable.

Roads and Access**PO 3.1**

Land division provides allotments with access to a public road.

DTS 3.1

None are applicable.

PO 3.2

Street patterns and intersections designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.

DTS 3.2

None are applicable.

PO 3.3

Land division does not impede access to publicly owned open space and recreation facilities.

DTS 3.3

None are applicable.

PO 3.4

Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles, and allow for the efficient movement of service and emergency vehicles.

DTS 3.4

None are applicable.

PO 3.5

Road reserves provide for footpaths, cycle lanes and shared-use paths, and accommodate street tree planting, landscaping and street furniture.

DTS 3.5

None are applicable.

PO 3.6

Road reserves accommodate stormwater drainage and public utilities.

DTS 3.6

None are applicable.

PO 3.7

Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.

DTS 3.7

None are applicable.

PO 3.8

Street patterns and intersections designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.

DTS 3.8

None are applicable.

PO 3.9

Roads, open space and thoroughfares provided establish safe and convenient linkages to the surrounding open space and transport network.

DTS 3.9

None are applicable.

PO 3.10

Public streets include tree planting to provide shade and enhance the amenity of streetscapes.

DTS 3.10

None are applicable.

PO 3.11

Local streets designed to create low-speed environments that are safe for cyclists and pedestrians.

DTS 3.11

None are applicable.

Infrastructure**PO 4.1**

Land division incorporates public utility services within road reserves or within dedicated easements.

DTS 4.1

None are applicable.

PO 4.2

Waste water, sewage and other effluent is capable of being disposed of from each allotment without unreasonable risk to public health or the environment.

DTS/DPF 4.2

Each allotment can be connected to any of the following:

- (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotments; or
- (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.

PO 4.3

Septic tank effluent drainage fields and other waste water disposal areas maintained to ensure the effective operation of waste systems and minimise risks to human health and environmental harm.

DTS / DPF 4.3

Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.

PO 4.4

Constructed wetland systems, including associated detention and retention basins, sited and designed to ensure public health and safety is protected including by minimising potential public health risks arising from the breeding of mosquitoes.

DTS 4.4

None are applicable.

PO 4.5

Constructed wetland systems, including associated detention and retention basins, sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.

DTS 4.5

None are applicable.

PO 4.6

Constructed wetland systems, including associated detention and retention basins, sited and designed to function as a landscape feature.

DTS 4.6

None are applicable.

MINOR LAND DIVISION (UNDER 20 ALLOTMENTS)

Open Space

PO 5.1

Land division proposing an additional allotment under 1 hectare in area provides or supports the provision of open space.

DTS 5.1

None are applicable.

PO 5.2

Land division creating 5-19 non-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 the carrying capacities of downstream systems are not overloaded.

DTS 5.2

Land division creating 5-19 non-residential allotments is accompanied by an approved Stormwater Management Plan and manages up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings and:

- (a) maintain
 - i. a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 5-year ARI (18.1% AEP) 30 minute storm; and
 - ii. the stormwater runoff time to peak to match that of the pre-development; or
- (b) capture and retain the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for a 5-year ARI (18.1% AEP) 30 minute storm; and
- (c) manage site generated stormwater runoff up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings.

Solar Orientation

PO 6.1

Land division for residential purposes facilitates solar access for energy efficiency through allotment orientation.

DTS 6.1

None are applicable.

Water Sensitive Design

PO 7.1

Land division creating 5-19 allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.

DTS 7.1

Land division creating 5-19 allotments is accompanied by an approved Stormwater Management Plan and achieves the following stormwater runoff outcomes:

- (a) 80 per cent reduction in average annual total suspended solids;
- (b) 60 per cent reduction in average annual total phosphorus;
- (c) 45 per cent reduction in average annual total nitrogen.

PO 7.2

Land division creating 5-19 non-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 the carrying capacities of downstream systems are not overloaded.

DTS / DPF 7.2

Land division creating 5-19 non-residential allotments includes a storm water management system designed to:

- (a) maintain a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 20-year ARI (5% AEP) 30 minute storm, unless a lower performance measure is specified in an approved catchment based Stormwater Management Plan;

- (b) maintain the stormwater runoff time to peak to match that of the pre-development; and
- (c) manage site generated stormwater runoff up to and including the 100 –year ARI flood event (1% AEP).

MAJOR LAND DIVISION (20+ ALLOTMENTS)

Open Space

PO 8.1

Land division allocates or retains, evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.

DTS 8.1

None are applicable

PO 8.2

Land allocated for open space is suitable for intended active and passive recreational use considering gradient and potential for inundation.

DTS / DPF 8.2

Where provided, no more than 20% of open space:

- (g) has a slope in excess of 1 in 4; and
- (h) is comprised of watercourses, wetlands or detention basins.

PO 8.3

Land allocated for active recreation is of a size and has dimensions capable of accommodating a range of active recreational activities.

DTS 8.3

None are applicable.

Water Sensitive Design

PO 9.1

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 the carrying capacities of downstream systems are not overloaded.

DTS/DPF 9.1

Land division creating 20 or more residential allotments is accompanied by an approved Stormwater Management Plan and manages up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings and:

- (a) maintains pre-development peak 5-year ARI (18.1% AEP) flow rate from the site, and maintains the time to peak to match that of the pre-development; or
- (b) captures and retains the difference in pre-development volume vs post development volume from the site for a 5-year ARI (18.1% AEP) 30 minute storm; or where there is no adequate local drainage scheme to connect to, captures and retains post development volume from the site for a 5 year ARI (18.1% AEP) 30 minute storm.

PO 9.2

Land division creating 20 or more non- 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 the carrying capacities of downstream systems are not overloaded.

DTS/DPF 9.2

Land division creating 20 or more non- residential allotments is accompanied by an approved Stormwater Management Plan and manages up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings and:

- (a) maintains pre-development peak 20-year ARI (5% AEP) flow rate from the site and, maintains the time to peak to match that of the pre-development; or
- (b) captures and retains the difference in pre-development volume vs post development volume from the site for a 20-year ARI (5% AEP) 30 minute storm; where there is no adequate local drainage scheme to connect to, captures and retains post development volume from the site for a 20 year ARI (5% AEP) 30 minute storm.

PO 9.3

Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies

DTS 9.3

Land division creating 20 or more allotments is accompanied by an approved Stormwater Management Plan and achieves the following stormwater runoff outcomes:

- (a) 80 per cent reduction in average annual total suspended solids;
- (b) 60 per cent reduction in average annual total phosphorus;
- (c) 45 per cent reduction in average annual total nitrogen.

Solar Orientation

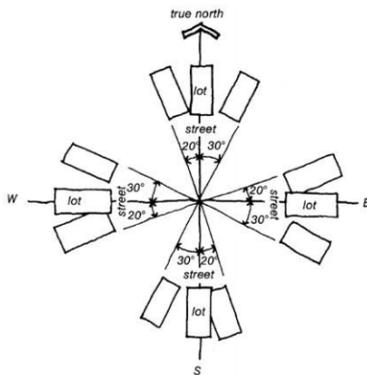
PO 10.1

Land division for residential purposes facilitates solar access for energy efficient through allotment orientation and allotment dimensions.

DTS/DPF 10.1

Land division results in:

- (a) at least 80% of allotments oriented so that their long axis conforms with figure 10.1:



- (b) 80% of allotments with an east-west orientation having a minimum frontage of 15m
- (c) no more than 20% of allotments are located on the south side of east-west oriented streets.

Land Division in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Land division that:

- (a) creates allotments having appropriate dimensions and shape for intended use;
- (b) allows efficient provision of new infrastructure and optimum use of existing underutilised infrastructure;
- (c) integrates and allocates adequate and suitable land for the preservation of site features of value including significant vegetation, watercourses, water bodies and other environmental features; and
- (d) supports energy efficiency in building orientation;
- (e) creates a compact urban form that supports active travel, walkability and the use of public transport; and
- (f) avoids areas of high natural hazard risk.

Performance Outcomes (PO)	<ul style="list-style-type: none"> • Deemed to Satisfy Criteria (DTS) (required for development to be classified as Deemed-to-Satisfy) • Designated Performance Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)
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ALL LAND DIVISION

Allotment configuration

PO 1.1

Land division creates allotments suitable for their intended use taking into account physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.

DTS/DPF 1.1

Land division for the:

- (a) minor adjustment of allotment boundaries to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures where no additional allotments are created; or
- (b) Creation of a single additional allotment for residential purposes where:
 - (i) the allotment will contain a single lawfully existing dwelling or an approval for a single dwelling exists and is operative;

Performance Outcomes (PO)	<ul style="list-style-type: none"> • Deemed to Satisfy Criteria (DTS) (required for development to be classified as Deemed-to-Satisfy) • Designated Performance Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)
	<p>(ii) access is provided via a lawfully existing driveway or access point or an access point for which approval under the Local Government Act exists and is operative; and</p> <p>(iii) the resulting allotment achieves any minimum site area and frontage width specified by the relevant zone or a relevant Technical and Numerical Variation Overlays.</p>
<p>PO 1.2</p> <p>Land division creates allotments suitable for their intended use.</p>	<p>DTS/DPF 1.1</p> <p>Division of land that reflects the site or allotment boundaries on a valid development authorisation for Development Plan Consent under the <i>Development Act 1993</i> or Planning Consent under the <i>Planning, Development and Infrastructure Act 2016</i>.</p>
Design and Layout	
<p>PO 2.1</p> <p>Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls</p>	<p>None are applicable.</p>
<p>PO 2.2</p> <p>Land division enables appropriate treatment of the interface between potentially conflicting land uses and/or zones.</p>	<p>None are applicable.</p>
<p>PO 2.3</p> <p>Land division maximises the number of allotments that face public open space and public streets.</p>	<p>None are applicable.</p>
<p>PO 2.4</p>	<p>None are applicable.</p>

Performance Outcomes (PO)	<ul style="list-style-type: none"> • Deemed to Satisfy Criteria (DTS) (required for development to be classified as Deemed-to-Satisfy) • Designated Performance Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)
Land division integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	
<p>PO 2.5</p> <p>Development and infrastructure provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.</p>	None are applicable
<p>PO 2.6</p> <p>Land division results in watercourses being retained within open space and land subject to flooding free from development.</p>	None are applicable.
<p>PO 2.7</p> <p>Land division results in street patterns that are legible and connected to the surrounding street network.</p>	None are applicable.
Roads and Access	
<p>PO 3.1</p> <p>Land division provides allotments with access to a public road.</p>	None are applicable.
<p>PO 3.2</p> <p>Street patterns and intersections designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.</p>	None are applicable.
<p>PO 3.3</p> <p>Land division does not impede access to publicly owned open space and recreation facilities.</p>	None are applicable.

Performance Outcomes (PO)	<ul style="list-style-type: none"> • Deemed to Satisfy Criteria (DTS) (required for development to be classified as Deemed-to-Satisfy) • Designated Performance Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)
<p>PO 3.4</p> <p>Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles, and allow for the efficient movement of service and emergency vehicles.</p>	<p>None are applicable.</p>
<p>PO 3.5</p> <p>Road reserves provide for footpaths, cycle lanes and shared-use paths, and accommodate street tree planting, landscaping and street furniture.</p>	<p>None are applicable.</p>
<p>PO 3.6</p> <p>Road reserves accommodate stormwater drainage and public utilities.</p>	<p>None are applicable.</p>
<p>PO 3.7</p> <p>Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.</p>	<p>None are applicable.</p>
<p>PO 3.8</p> <p>Street patterns and intersections designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.</p>	<p>None are applicable.</p>
<p>PO 3.9</p> <p>Roads, open space and thoroughfares provided establish safe and convenient linkages to the surrounding open space and transport network.</p>	<p>None are applicable.</p>
<p>PO 3.10</p> <p>Public streets include tree planting to provide shade and enhance the amenity of streetscapes.</p>	<p>None are applicable.</p>

Performance Outcomes (PO)	<ul style="list-style-type: none"> • Deemed to Satisfy Criteria (DTS) (required for development to be classified as Deemed-to-Satisfy) • Designated Performance Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)
<p>PO 3.11</p> <p>Local streets designed to create low-speed environments that are safe for cyclists and pedestrians.</p>	<p>None are applicable.</p>
<p>Infrastructure</p>	
<p>PO 4.1</p> <p>Land division incorporates public utility services within road reserves or within dedicated easements.</p>	<p>None are applicable.</p>
<p>PO 4.2</p> <p>Waste water, sewage and other effluent is capable of being disposed of from each allotment without unreasonable risk to public health or the environment.</p>	<p>DTS/DPF 4.2</p> <p>Each allotment can be connected to any of the following:</p> <ul style="list-style-type: none"> (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotments; or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
<p>PO 4.3</p> <p>Septic tank effluent drainage fields and other waste water disposal areas maintained to ensure the effective operation of waste systems and minimise risks to human health and environmental harm.</p>	<p>DTS/DPF 4.3</p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>

Performance Outcomes (PO)	<ul style="list-style-type: none"> • Deemed to Satisfy Criteria (DTS) (required for development to be classified as Deemed-to-Satisfy) • Designated Performance Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)
<p>PO 4.4</p> <p>Constructed wetland systems, including associated detention and retention basins, sited and designed to ensure public health and safety is protected including by minimising potential public health risks arising from the breeding of mosquitoes.</p>	None are applicable.
<p>PO 4.5</p> <p>Constructed wetland systems, including associated detention and retention basins, sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.</p>	None are applicable.
<p>PO 4.6</p> <p>Constructed wetland systems, including associated detention and retention basins, sited and designed to function as a landscape feature.</p>	None are applicable.
MINOR LAND DIVISION (UNDER 20 ALLOTMENTS)	
Open Space	
<p>PO 5.1</p> <p>Land division proposing an additional allotment under 1 hectare in area provides or supports the provision of open space.</p>	None are applicable.
Solar Orientation	
<p>PO 6.1</p> <p>Land division for residential purposes facilitates solar access for energy efficiency through allotment orientation.</p>	None are applicable.

Performance Outcomes (PO)	<ul style="list-style-type: none"> • Deemed to Satisfy Criteria (DTS) (required for development to be classified as Deemed-to-Satisfy) • Designated Performance Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)
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Water Sensitive Design

<p>PO 7.1</p> <p>Land division creating 5-19 allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS 7.1</p> <p>Land division creating 5-19 allotments is accompanied by an approved <i>Stormwater Management Plan</i> and achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids; (b) 60 per cent reduction in average annual total phosphorus; (c) 45 per cent reduction in average annual total nitrogen.
<p>PO 7.2</p> <p>Land division creating 5-19 non-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 the carrying capacities of downstream systems are not overloaded.</p>	<p>DTS / DPF 7.2</p> <p>Land division creating 5-19 non-residential allotments includes a storm water management system designed to:</p> <ul style="list-style-type: none"> (a) maintain a pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 20-year ARI (5% AEP) 30 minute storm, unless a lower performance measure is specified in an approved catchment based Stormwater Management Plan; (b) maintain the stormwater runoff time to peak to match that of the pre-development; and (a) manage site generated stormwater runoff up to and including the 100 –year ARI flood event (1% AEP).

MAJOR LAND DIVISION (20+ ALLOTMENTS)

Open Space

PO 8.1	None are applicable.
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Performance Outcomes (PO)	<ul style="list-style-type: none"> • Deemed to Satisfy Criteria (DTS) (required for development to be classified as Deemed-to-Satisfy) • Designated Performance Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)
Land division allocates or retains, evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	
<p>PO 8.2</p> <p>Land allocated for open space is suitable for intended active and passive recreational use considering gradient and potential for inundation.</p>	<p>DTS / DPF 8.2</p> <p>Where provided, no more than 20% of open space:</p> <ul style="list-style-type: none"> (a) has a slope in excess of 1 in 4; and (b) is comprised of watercourses, wetlands or detention basins.
<p>PO 8.3</p> <p>Land allocated for active recreation is of a size and has dimensions capable of accommodating a range of active recreational activities.</p>	None are applicable.
Water Sensitive Design	
<p>PO 9.1</p> <p>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 the carrying capacities of downstream systems are not overloaded.</p>	<p>DTS/DPF 9.1</p> <p>Land division creating 20 or more residential allotments is accompanied by an approved <i>Stormwater Management Plan</i> and manages up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings and:</p> <ul style="list-style-type: none"> (a) maintains pre-development peak 5-year ARI (18.1% AEP) flow rate from the site, and maintains the time to peak to match that of the pre-development; or (d) captures and retains the difference in pre-development volume vs post development volume from the site for a 5-year ARI (18.1% AEP) 30 minute storm; or where there is no adequate local drainage scheme to connect to, captures and retains post development volume from the site for a 5 year ARI (18.1% AEP) 30 minute storm.

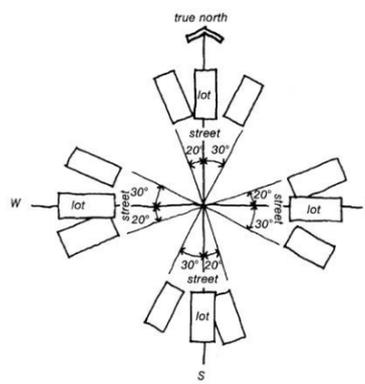
Performance Outcomes (PO)	<ul style="list-style-type: none"> • Deemed to Satisfy Criteria (DTS) (required for development to be classified as Deemed-to-Satisfy) • Designated Performance Feature (DPF) (used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)
<p>PO 9.2</p> <p>Land division creating 20 or more non-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 the carrying capacities of downstream systems are not overloaded</p>	<p>DTS/DPF 9.2</p> <p>Land division creating 20 or more non-residential allotments is accompanied by an approved <i>Stormwater Management Plan</i> and manages up to and including the 100 –year ARI flood event (1% AEP) to avoid flooding of buildings and:</p> <ul style="list-style-type: none"> (a) maintains pre-development peak 20-year ARI (5% AEP) flow rate from the site and, maintains the time to peak to match that of the pre-development; or (b) captures and retains the difference in pre-development volume vs post development volume from the site for a 20-year ARI (5% AEP) 30 minute storm; where there is no adequate local drainage scheme to connect to, captures and retains post development volume from the site for a 20 year ARI (5% AEP) 30 minute storm.
<p>PO 9.3</p> <p>Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies</p>	<p>DTS 9.2</p> <p>Land division creating 20 or more allotments is accompanied by an approved <i>Stormwater Management Plan</i> and achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen
Solar Orientation	
<p>PO 10.1</p> <p>Land division creating 20 or more allotments for residential purposes facilitates solar</p>	<p>DTS/DPF 10.1</p> <p>Land division results in:</p>

Performance Outcomes (PO)

- **Deemed to Satisfy Criteria (DTS)**
(required for development to be classified as Deemed-to-Satisfy)
- **Designated Performance Feature (DPF)**
(used for development to be assessed on its merits against the applicable policies of the Planning and Design Code)

access for energy efficient through allotment orientation and allotment dimensions.

- (a) at least 80% of allotments oriented so that their long axis conforms with figure 10.1:



- (b) 80% of allotments with an east-west orientation having a minimum frontage of 15m
- (c) no more than 20% of allotments are located on the south side of east-west oriented streets. no more than 20% of allotments are located on the south side of east-west oriented streets.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Marinas and on-water structures located and designed to minimise impairment of commercial, recreational and navigational activities and adverse impacts on the environment.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Navigation and Safety

PO 1.1

Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.

DTS/DPF 1.1

None are applicable

PO 1.2

The operation of wharves not impaired by marinas and on-water structures.

DTS/DPF 1.2

None are applicable

PO 1.3

Navigation and access channels not impaired by marinas and on-water structures.

DTS/DPF 1.3

None are applicable

PO 1.4

Commercial shipping lanes not impaired by marinas and on-water structures.

DTS/DPF 1.4

Marinas and on-water structures are setback 250m or more from commercial shipping lanes.

PO 1.5

Marinas and on-water structures located to avoid interfering with the operation or function of a water supply pumping station.

DTS/DPF 1.5

On-water structures are setback:

- (a) 3km or more from upstream water supply pumping station take-off points; and
- (b) 500m or more from downstream water supply pumping station take-off points.

PO 1.6

Maintenance of on-water infrastructure, including revetment walls, not impaired by marinas and on-water structures.

DTS/DPF 1.6

None are applicable

Environmental Protection

PO 2.1

Development sited and designed to facilitate water circulation and exchange.

DTS/DPF 2.1

None are applicable

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Pleasant, functional and accessible open space and recreation facilities provided for active and passive recreation.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Recreation facilities compatible with surrounding land use and activity.

DTS/DPF 1.1

None are applicable

Design and Siting

PO 2.1

Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.

DTS/DPF 2.1

None are applicable

PO 2.2

Open space and recreation facilities incorporate park furniture, shaded areas and resting places to enhance pedestrian comfort.

DTS/DPF 2.2

None are applicable

PO 2.3

Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.

DTS/DPF 2.3

None are applicable

Pedestrians and Cyclists

PO 3.1

Open space incorporates:

- (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes;
- (b) safe crossing points where pedestrian routes intersect the road network; and
- (c) easily identified access points.

DTS/DPF 3.1

None are applicable.

Usability

PO 4.1

Land allocated for open space is suitable for intended active and passive recreational use considering gradient and potential for inundation.

DTS/DPF 4.1

No more than 20% of the open space:

- (a) has a slope in excess of 1 in 4; and
- (b) is comprised of watercourses, wetlands or detention basins.

Safety and Security

PO 5.1

Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.

DTS/DPF 5.1

None are applicable.

PO 5.2

Play equipment is located where it can be casually observed by nearby residents and users.

DTS/DPF 5.2

None are applicable.

PO 5.3

Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.

DTS/DPF 5.3

None are applicable.

PO 5.4

Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.

DTS/DPF 5.4

None are applicable.

PO 5.5

Adequate lighting provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.

DTS/DPF 5.5

None are applicable.

PO 5.6

Pedestrian and bicycle movement after dark focused along clearly defined, adequately lit routes with observable entries and exits.

DTS/DPF 5.6

None are applicable.

Signage

PO 6.1

Signage provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.

DTS/DPF 6.1

None are applicable.

Buildings and Structures

PO 7.1

Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.

DTS/DPF 7.1

None are applicable.

PO 7.2

Buildings and structures in open space are clustered where practical to ensure that the majority of the site remains open.

DTS/DPF 7.2

None are applicable.

PO 7.3

Development in open space is constructed to minimise the extent of hard paved areas.

DTS/DPF 7.3

None are applicable.

PO 7.4

Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.

DTS/DPF 7.4

None are applicable.

Landscaping

PO 8.1

Open space and recreation facilities provide for the planting and retention of large trees and vegetation.

DTS/DPF 8.1

None are applicable.

PO 8.2

Landscaping in open space and recreation facilities provides shade and windbreaks:

- (a) along cyclist and pedestrian routes
- (b) around picnic and barbecue areas; and
- (c) in car parking areas.

DTS/DPF 8.2

None are applicable.

PO 8.3

Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.

DTS/DPF 8.3

None are applicable.

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Resource extraction activities developed in a manner that minimises human and environmental impacts.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Land Use and Intensity

PO 1.1

Resource extraction activities minimise landscape damage and provide for the progressive reclamation and betterment of disturbed areas.

DTS/DPF 1.1

None are applicable.

PO 1.2

Resource extraction activities avoid damage to cultural sites or artefacts.

DTS/DPF 1.2

None are applicable.

Water Quality

PO 2.1

Stormwater and/or waste water from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on-site.

DTS/DPF 2.1

None are applicable.

Separation Treatments, Buffers and Landscaping

PO 3.1

Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.

DTS/DPF 3.1

None are applicable.

PO 3.2

Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.

DTS/DPF 3.2

None are applicable.

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

DO 1

Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

PO 1.1

Ensure land is suitable for sensitive use in circumstances where it is, or may have been, subject to site contamination as a result of previously established uses of land or activities in the vicinity of the land.

DTS/DPF 1.1

Development:

- (a) does not incorporate a change of use of land;
- (b) incorporates a change of use of land that is not a more sensitive use of land than previously established uses of the land;
- (c) in respect of which the applicant is able to furnish, or the relevant authority is in possession of, a site contamination audit report less than 5 years old under Part 10A of the Environment Protection Act 1993 to the effect:
 - i. that site contamination does not exist (or no longer exists) at the land; or
 - ii. that any site contamination at the land has been cleared or addressed to the extent necessary to enable the land to be suitable for sensitive use; or
- (d) the allotment was the subject of consent granted under the Development Act 1993 or the Planning Development and Infrastructure Act 2016 on or after 1 September 2009 in relation the division of the land.

Tourism Development

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Tourism development in suitable locations that caters to the needs of visitors.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

General

PO 1.1

Tourism development complements and contributes to local, natural, cultural or historical context.

DTS/DPF 1.1

None are applicable.

PO 1.2

Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) clustered to minimise environmental and contextual impact.

DTS/DPF 1.2

None are applicable.

Caravan and Tourist Parks

PO 2.1

Potential conflicts between long-term residents and short-term tourists minimised through suitable siting and design measures.

DTS/DPF 2.1

None are applicable.

PO 2.2

Occupants are provided privacy and amenity through landscaping and fencing.

DTS/DPF 2.2

None are applicable.

PO 2.3

Communal open space and centrally located recreation facilities provided for guests and visitors.

DTS/DPF 2.3

12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.

PO 2.4

Perimeter landscaping is used to enhance the amenity of the locality.

DTS/DPF 2.4

None are applicable.

PO 2.5

Amenity blocks (showers, toilets, laundry and kitchen facilities) sufficient to serve peak population.

DTS/DPF 2.5

None are applicable.

PO 2.6

Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverside locations.

DTS/DPF 2.6

None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Movement Systems

PO 1.1

Development integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.

DTS/DPF 1.1

None are applicable.

PO 1.2

Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.

DTS/DPF 1.2

None are applicable.

PO 1.3

Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.

DTS/DPF 1.3

None are applicable.

PO 1.4

Development sited and designed so that loading, unloading and turning of all traffic likely to be generated avoids interrupting the operation of and queuing on public roads and pedestrian paths.

DTS/DPF 1.4

All vehicle manoeuvring occurs onsite.

Sightlines

PO 2.1

Maintenance or enhancement of sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.

DTS/DPF 2.1

None are applicable.

PO 2.2

Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.

DTS/DPF 2.2

None are applicable.

Vehicle Access

PO 3.1

Safe and convenient access that minimises impact or interruption on the operation of public roads.

DTS/DPF 3.1

The access is:

- (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; and
- (b) not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing.

PO 3.2

Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.

DTS/DPF 3.2

None are applicable.

PO 3.3

Access points sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.

DTS/DPF 3.3

None are applicable.

PO 3.4

Access points sited and designed to minimise any adverse impacts on neighbouring properties.

DTS/DPF 3.4

None are applicable.

PO 3.5

Access points located so as not to interfere with mature street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.

DTS/DPF 3.5

The access point does not involve the removal or relocation of mature street trees, street furniture or utility infrastructure services.

PO 3.6

Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

DTS/DPF 3.6

Driveways and access points:

- (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided.
- (b) for sites with a frontage to a public road greater than 20m:
 - i. a single access point no greater than 6m in width is provided; or
 - ii. not more than two access points with a width of 3.5m each are provided.

PO 3.7

Access points appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.

DTS/DPF 3.7

None are applicable.

PO 3.8

Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.

DTS/DPF 3.8

None are applicable.

PO 3.9

Development designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.

DTS/DPF 3.9

None are applicable.

Access for People with Disabilities

PO 4.1

Development sited and designed to provide safe, dignified and convenient access for people with a disability.

DTS/DPF 4.1

None are applicable.

Vehicle Parking Rates

PO 5.1

The provision of sufficient on-site vehicle parking and specifically marked accessible car parking places to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:

- (a) availability of on-street car parking
- (b) shared usage of other parking areas
- (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site the provision of vehicle parking may be shared.

DTS/DPF 5.1

Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using Transport, Access and Parking Table 1 – General Off-Street Car Parking Requirements or Transport, Access and Parking Table 2 – Off-Street Vehicle Parking Requirements in Designated Areas, whichever is relevant.

Vehicle Parking Areas

PO 6.1

Vehicle parking areas that are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.

DTS/DPF 6.1

Movement between vehicle parking areas within the site can occur without the need to use a public road.

PO 6.2

Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.

DTS/DPF 6.2

None are applicable.

PO 6.3

Vehicle parking areas designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.

DTS/DPF 6.3

None are applicable.

PO 6.4

Pedestrian linkages between parking areas and the development are provided and are safe and convenient.

DTS/DPF 6.4

None are applicable.

PO 6.5

Vehicle parking areas that are likely to be used during non-daylight hours are provided with floodlit entry and exit points to ensure clear visibility to users.

DTS/DPF 6.5

None are applicable.

PO 6.6

Loading areas and designated parking spaces for service vehicles provided within the boundary of the site.

DTS/DPF 6.6

Loading areas and designated parking spaces are wholly located within the site.

PO 6.7

On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.

DTS/DPF 6.7

None are applicable.

Undercroft and Below Ground Garaging and Parking of Vehicles

PO 7.1

Undercroft and below ground garaging of vehicles designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.

DTS/DPF 7.1

None are applicable.

Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks

PO 8.1

Internal road and vehicle parking areas surfaced to prevent dust becoming a nuisance to park residents and occupants.

DTS/DPF 8.1

None are applicable.

PO 8.2

Traffic circulation and movement within the park that is pedestrian friendly and promotes low speed vehicle movement

DTS/DPF 8.2

None are applicable.

Bicycle Parking in Designated Areas

PO 9.1

The provision of adequately sized on-site bicycle parking facilities to encourage cycling as an active transport mode supporting community health.

DTS/DPF 9.1

Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.

PO 9.2

Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and to deter property theft.

DTS/DPF 9.2

None are applicable.

PO 9.3

Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.

DTS/DPF 9.3

None are applicable.

The number of employees

Table 1 – General Off-Street Car Parking Requirements

Class of Development	Car Parking Rate (unless varied by Table 3 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Detached Dwelling	1 or 2 bedroom dwelling – 1 space per dwelling. 3 or more bedroom dwelling – 2 spaces per dwelling.
Group Dwelling	1 or 2 bedroom dwelling – 1 space per dwelling. 3 or more bedroom dwelling – 2 spaces per dwelling. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	1 or 2 bedroom dwelling – 1 space per dwelling. 3 or more bedroom dwelling – 2 spaces per dwelling.

Class of Development	Car Parking Rate (unless varied by Table 3 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
	0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling	1 or 2 bedroom dwelling – 1 space per dwelling. 3 or more bedroom dwelling – 2 spaces per dwelling.
Semi-Detached Dwelling	1 or 2 bedroom dwelling – 1 space per dwelling. 3 or more bedroom dwelling – 2 spaces per dwelling.
Aged / Supported Accommodation	
Aged person's accommodation	0.3 spaces per bed.
Nursing home	0.3 spaces per bed.
Retirement village	1 or 2 bedroom dwelling – 1 space per dwelling. 3 or more bedroom dwelling – 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	1 or 2 bedroom dwelling – 1 space per dwelling. 3 or more bedroom dwelling - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Workers' accommodation	0.5 spaces per bed plus 0.25 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	Parks with 100 sites or less – a minimum of 1 space per 10 sites to be used for accommodation.

Class of Development	Car Parking Rate (unless varied by Table 3 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
	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	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per 100m ² of gross leasable floor area plus 1 space for each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be repaired, fitted with accessories or collected by owners.
Bulky goods outlet	3 spaces per 100m ² of gross leasable floor area.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per 100m ² of gross leasable floor area plus 1 space for each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be repaired, fitted with accessories or collected by owners.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	6 spaces per service bay, plus 50% of the spaces calculated to be provided for ancillary uses
Service trade premises	4 spaces per 100m ² of gross leasable floor area 1 space per 100m ² of outdoor area used for display purposes.
Shop other than a bulky goods outlet or restaurant	7 spaces per 100m ² 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

Class of Development	Car Parking Rate (unless varied by Table 3 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
	<p>parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>6 spaces per 100m² 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.</p>
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	<p>For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student.</p> <p>For a secondary school - 1.1 per full time equivalent employee plus 0.16 spaces per student</p> <p>For a tertiary institution - 0.8 per student based on the maximum number of students on the site at any time.</p>
Health Related Uses	
Hospital	5 spaces per bed.
Consulting room	4 spaces per 100m ² of gross leasable floor area.

Class of Development	Car Parking Rate (unless varied by Table 3 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Recreational and Entertainment Uses	
Amusement machine centre	1 space per 10m ² of total floor area.
Bowling club	10 spaces per bowling green.
Cinema complex	0.33 spaces per seat.
Concert hall / theatre	0.33 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden or other licensed area.
Indoor recreation facility	7 spaces per 100m ² of total floor area For a squash court or tennis court – 4 spaces per court.
Restaurant	Premises with a dine-in service only - 0.4 spaces per seat. Premises with a dine-in and take-away services - 0.55 spaces per seat. [Note: requirements associated with a drive-through service are to be considered separately to the parking rates mentioned herein]
Industry/Employment Uses	
Fuel depot	If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises. If employee numbers are unknown - 1.85 spaces per 100m ² of total floor area with a minimum of 2 spaces per premises.
Industry	If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises. If employee numbers are unknown - 1.85 spaces per 100m ² of total floor area with a minimum of 2 spaces per premises.

Class of Development	Car Parking Rate (unless varied by Table 3 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Store	<p>If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.</p> <p>If employee numbers are unknown - 1.85 spaces per 100m² of total building floor area with a minimum of 2 spaces per premises.</p>
Timber yard	<p>If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.</p> <p>If employee numbers are unknown - 1.85 spaces per 100m² of total floor area with a minimum of 2 spaces per premises.</p>
Warehouse	<p>If employee numbers are known - 1 space per employee with a minimum of 2 spaces per premises.</p> <p>If employee numbers are unknown - 1.85 spaces per 100m² of total floor area with a minimum of 2 spaces per premises.</p>
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m ² of total building floor area.

Table 2 – Off-Street Vehicle Parking Requirements in Designated Areas

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum.	Capital City Zone City Main Street Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m ² of gross leasable floor area.	5 spaces per 100m ² of gross leasable floor area.	Urban Activity Centre 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 ² of gross leasable floor area.	6 spaces per 100m ² of gross leasable floor area.	Where located in accordance with the Table 2 - Criteria: Business Neighbourhood Zone Education and Innovation Zone Suburban Activity Centre Zone Suburban Business and Innovation Zone Suburban Main Street Zone Urban Activity Centre Zone

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Tourist accommodation	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.		
	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	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom – 0.25 spaces per dwelling	None specified.	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
	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.		
Residential flat building	Dwelling with no separate bedroom – 0.25 spaces per dwelling 1 bedroom dwelling – 0.75 spaces per dwelling	None specified.	Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
	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. 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.		Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone

Table 2 - Criteria:

The designated area is wholly located within Metropolitan Adelaide and any part of the area satisfies one of the following:

- (b) is within 400 metres of a bus interchange⁽¹⁾
- (c) is within 400 metres of an O-Bahn interchange⁽¹⁾
- (d) is within 400 metres of a passenger rail station⁽¹⁾
- (e) is within 400 metres of a passenger tram station⁽¹⁾
- (f) is within 400 metres of the Adelaide Parklands.

[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.]

Table 3 – Off-Street Bicycle Parking Requirements

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

Class of Development	Bicycle Parking Rate Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Consulting Room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational establishment	For a secondary school – 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education – 1 space per 20 employees plus 1 space per 10 full time students.
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m ² of gross leasable floor area for visitors.
Office	1 space for every 200m ² of gross leasable floor area plus 2 spaces plus 1 space per 1000m ² of gross leasable floor area for visitors.
Residential flat building	1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building	1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m ² of gross leasable floor area plus 1 space for every 600m ² of gross leasable floor area for customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.

Schedule to Table 3	
Designated Area	Relevant part of the State The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone Education and Innovation Zone Suburban Activity Centre Zone Suburban Business and Innovation Zone Suburban Main Street Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone	Metropolitan Adelaide

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Mitigation of potential environmental and amenity impacts of waste treatment and management facilities.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Siting

PO 1.1

Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.

DTS/DPF 1.1

None are applicable.

Soil and Water Protection

PO 2.1

Soil, groundwater and surface water protected from contamination from waste treatment and management facilities through measures such as:

- (a) containing potential groundwater and surface water contaminants within waste operations areas;
- (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas; and
- (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.

DTS/DPF 2.1

None are applicable.

PO 2.2

Wastewater lagoons setback from watercourses to minimise environmental harm and adverse effects on water resources.

DTS/DPF 2.2

Wastewater lagoons are setback 50m or more from watercourse banks.

PO 2.3

Wastewater lagoons designed and sited to:

- (a) avoid intersecting underground waters;
- (b) avoid inundation by flood waters;
- (c) ensure lagoon contents do not overflow; and
- (d) include a liner designed to prevent leakage.

DTS/DPF 2.3

None are applicable.

PO 2.4

Waste operations areas of landfills and organic waste processing facilities setback from watercourses to minimise adverse impacts on water resources.

DTS/DPF 2.4

Waste operations areas are setback 100m or more from watercourse banks.

Amenity

PO 3.1

Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.

DTS/DPF 3.1

None are applicable.

PO 3.2

Access routes to waste treatment and management facilities via residential streets is avoided.

DTS/DPF 3.2

None are applicable.

PO 3.3

Litter control measures minimise the incidence of windblown litter.

DTS/DPF 3.3

None are applicable.

PO 3.4

Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.

DTS/DPF 3.4

None are applicable.

Access

PO 4.1

Traffic circulation movements within any waste treatment or management site designed to enable all vehicles expected to use the facility to enter and exit the site in a forward direction.

DTS/DPF 4.1

None are applicable.

PO 4.2

Suitable access for emergency vehicles provided to and within waste treatment or management sites.

DTS/DPF 4.2

None are applicable.

Fencing and Security

PO 5.1

Security fencing provided around waste treatment and management facilities to prevent unauthorised access to operations and potential hazard to the public

DTS/DPF 5.1

Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.

Landfill

PO 6.1

Landfill gas emissions managed in an environmentally acceptable manner.

DTS/DPF 6.1

None are applicable.

PO 6.2

Landfill facilities separated from areas of environmental significance and land used for public recreation and enjoyment.

DTS/DPF 6.2

Landfill facilities are setback 250m or more from a public open space reserve, forest reserve, national park or the Conservation Zone.

PO 6.3

Landfill facilities located on land that is not subject to land slip.

DTS/DPF 6.3

None are applicable.

PO 6.4

Landfill facilities separated from areas subject to flooding to avoid potential environmental harm.

DTS/DPF 6.4

Landfill facilities are setback 500m or more from land inundated in a 1% AEP flood event.

Organic Waste Processing Facilities

PO 7.1

Organic waste processing facilities separated from the coast to avoid potential environment harm.

DTS/DPF 7.1

Organic waste processing facilities are setback 500m or more from coastal high water mark.

PO 7.2

Organic waste processing facilities not located on land where the interface of the engineered liner and natural soils would be within any of the following:

- a. 15m of unconfined aquifers bearing groundwater with less than 3,000mg per litre total dissolved salts;
or
- b. 5m of groundwater with a water quality of 3,000mg to 12,000mg per litre total dissolved salts; or
- c. 2m of groundwater with a water quality exceeding 12,000mg per litre total dissolved salts.

DTS/DPF 7.2

None are applicable.

PO 7.3

Organic waste processing facilities sited away from areas of environmental significance and land used for public recreation and enjoyment.

DTS/DPF 7.3

Organic waste processing facilities are setback 250m or more from a public open space reserve, forest reserve, national park or the Conservation Zone.

PO 7.4

Organic waste processing facilities located on land that is not subject to land slip.

DTS/DPF 7.4

None are applicable.

PO 7.5

Organic waste processing facilities separated from areas subject to flooding to avoid potential environmental harm.

DTS/DPF 7.5

Organic waste processing facilities are setback 500m or more from land inundated in a 1% AEP flood event.

Major Wastewater Treatment Facilities

PO 8.1

Major wastewater treatment and disposal systems, including lagoons, designed to minimise potential adverse odour impacts on sensitive receivers.

DTS/DPF 8.1

None are applicable.

PO 8.2

Artificial wetland systems for the storage of treated wastewater designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.

DTS/DPF 8.2

None are applicable.

Workers Accommodation and Settlements

Assessment Provisions (AP)

Desired Outcomes (DO)

DO 1

Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

PO 1.1

Workers accommodation and settlements sited and designed to minimise impacts on views from scenic routes, tourist destinations and areas of conservation significance.

DTS/DPF 1.1

None are applicable.

PO 1.2

Workers accommodation and settlements sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.

DTS/DPF 1.2

None are applicable.

PO 1.3

Workers accommodation and settlements designed with materials and colours that blend with the landscape.

DTS/DPF 1.3

None are applicable.

PO 1.4

Workers accommodation and settlements supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.

DTS/DPF 1.4

None are applicable.

Part 5 – Designated Areas

Under the *Planning, Development and Infrastructure (General) Regulations* the Planning and Design Code may designate a zone, subzone, overlay or identify other areas for certain purposes.

Column A identifies the purpose of a designated area and Column B identifies the relevant zone, subzone or overlay in the Planning and Design Code or other area designated for that purpose, including limits to the extent of a designated area.

Where the extent of a designated area is limited in Column B by a figure, the figure is provided in Schedule 1 of this Part.

Table 1 – Designated Areas

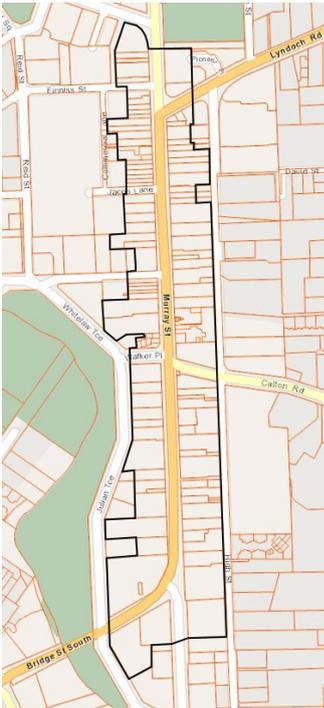
Introduction (Column A)	Designated Area(s) (Column B)
Interpretation	
Areas identified as 'designated 'airport building heights area' for the purposes of clause 3(1) of the Regulations – Interpretation	Airport Building Heights (Aircraft Landing Areas) Overlay Airport Building Heights (Regulated) Overlay Defence Aviation Area Overlay
Areas identified as 'designated environmental zone, subzone or overlay' for the purposes of clause 3(1) of the Regulations – Interpretation	None specified
Areas identified as 'designated flood zone, subzone or overlay' for the purposes of clause 3(1) of the Regulations – Interpretation	Coastal Areas Overlay Hazards (Flooding) Overlay River Murray Flood Plain Overlay
Areas identified as 'designated regulated tree overlay' for the purposes of clause 3(1) of the Regulations – Interpretation	Regulated Tree Overlay
Building Rules: bushfire prone areas	
Areas identified as 'designated bushfire prone areas' for the purposes of clause 98(b) of the Regulations – Building Rules: bushfire prone areas	Hazards (Bushfire - General Risk) Overlay Hazards (Bushfire - High Risk) Overlay Hazards (Bushfire - Medium Risk) Overlay Hazards (Bushfire - Outback) Overlay Hazards (Bushfire - Regional) Overlay Hazards (Bushfire – Urban Interface) Overlay
Additions to definition of development	
Areas identified for the purposes of clause 1 of	Hills Face Zone Significant Landscape Protection Overlay Hazard (Acid Sulfate Soils) Overlay

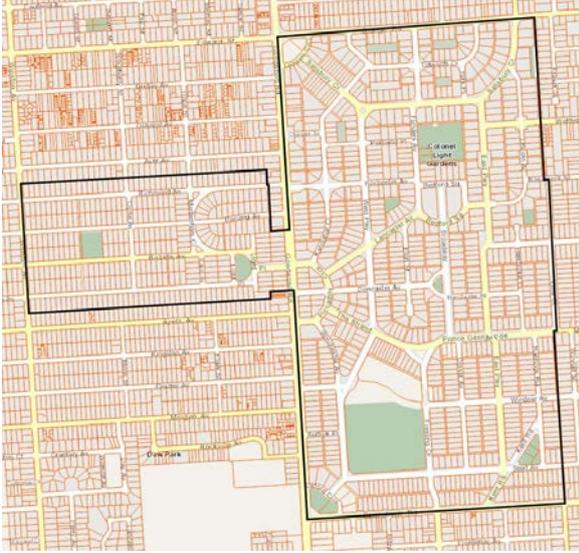
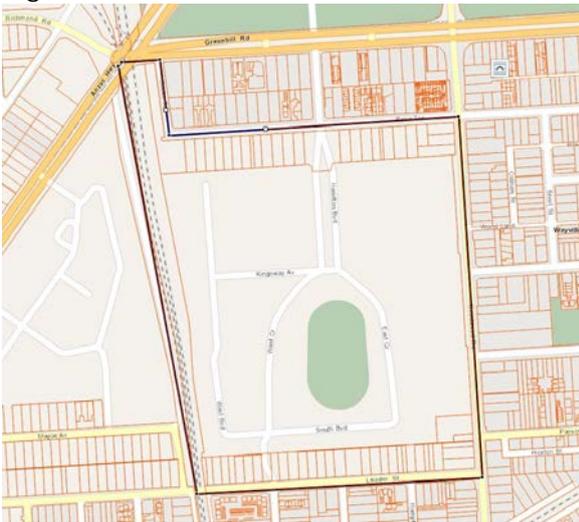
Introduction (Column A)	Designated Area(s) (Column B)
Schedule 3 under the Regulations – Excavating or filling in identified zones or areas	Sloping Land Overlay
Areas identified for the purposes of clause 3 of Schedule 3 under the Regulations – Excavation or filling in identified zones or areas subject to inundation or flooding	In addition to a 'designated flood zone, subzone or overlay', the following: None specified
Exclusions from definition of development - general	
Areas identified as 'environmental areas' for the purposes of clause 2(1)(d)(i) of Schedule 4 under the Regulations – Council works	Conservation Zone Significant Landscape Protection Overlay Consider deleting from the regulations as unsure of the purpose of this provision.
Areas identified as 'environmental areas' for the purposes of clause 2(1)(d)(ii)(A) of Schedule 4 under the Regulations – Council works	Coastal Areas Overlay As above – consider deleting from the regulations as unsure of the purpose of this provision.
Areas identified for the purposes of clause 4 (1)(a) of Schedule 4 under the Regulations – Outbuilding	In addition to a 'designated flood zone, subzone or overlay', the following: Hills Face Zone Significant Landscape Protection Overlay
Areas identified for the purposes of clause 4(1)(c) of Schedule 4 under the Regulations – Swimming pool	In addition to a 'designated flood zone, subzone or overlay', the following: Hills Face Zone
Areas identified for the purposes of clause 4 (1)(d)(i)(B) of Schedule 4 under the Regulations – Fence not exceeding 2.1m in height	In addition to a 'designated flood zone, subzone or overlay', the following: Hills Face Zone Significant Landscape Protection Overlay
Areas identified for the purposes of clause 4(1)(i) of	In addition to a 'designated bushfire prone area', the following: Coastal Areas Overlay

Introduction (Column A)	Designated Area(s) (Column B)
Schedule 4 under the Regulations – Deck	Hills Face Zone Significant Landscape Protection Overlay
Areas identified for the purposes of clause 4(9) of Schedule 4 under the Regulations – External painting of a building	Any building located within the area identified in Figure Ga/1 or Figure Ga/2 of Schedule 1.
Areas identified for the purposes of clause 10 of Schedule 4 under the Regulations – Demolition of the whole of a building	Historic Area Overlay
Areas identified for the purposes of clause 11 of Schedule 4 under the Regulations – Dams	In addition to a 'designated flood zone, subzone or overlay', the following: Hills Face Zone Significant Landscape Protection Overlay
Areas identified for the purposes of clause 13 of Schedule 4 under the Regulations – Aerials, towers	In addition to a 'designated flood zone, subzone or overlay', the following: Hills Face Zone Significant Landscape Protection Overlay
Relevant authority - Commission	
Areas identified for the purposes of clause 4(1) of Schedule 6 of the Regulations – Buildings exceeding 4 storeys	Design Overlay
Areas identified for the purposes of clause 5(1) of Schedule 6 of the Regulations – Developments over \$3m in the City of Port Adelaide	Design Overlay
Areas identified for the purposes of clause 8(1) of Schedule 6 of the Regulations – Developments over \$3m in the City of Charles Sturt	Design Overlay
Areas identified for the purposes of clause 11 of Schedule 6 of the Regulations – Developments in the show grounds	Recreation Zone in the City of Unley shown in Figure Un/1 of Schedule 1.
Areas identified for the purposes of clause 12 of	Conservation Zone

Introduction (Column A)	Designated Area(s) (Column B)
Schedule 6 of the Regulations – Tourism developments over \$3m on Kangaroo Island	
State agency development exempt from approval	
Areas identified for the purposes of clause 3 of Schedule 13 of the Regulations - Certain development in part of City of Mitcham	The area identified in Figure Mit/1 of Schedule 1 in connection with the

Schedule 1 — Figures for Designated Areas

Location	Figures
<p>Corporation of the Town of Gawler</p>	<p>Figure Ga/1</p> 
	<p>Figure Ga/2</p> 
<p>City of Mitcham – Colonel Light Gardens</p>	<p>Figure Mit/1</p>

Location	Figures
	
City of Unley	<p data-bbox="582 864 742 898">Figure Un/1</p> 

Part 6 – Index of Technical and Numeric Variations

Part 6.1 Local Heritage Places

Adelaide

Property Address	Description	Section 67(1) Criteria	Number
11 Ada Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a b d	25082
12 Ada Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a b d	25083
18-20 Ada Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d	25084
81-83 Angas Street ADELAIDE	Former Dwelling; External form, in particular the fabric and detailing of facades and balcony/verandah. Excludes incongruous later additions.	a d	25502
11-13 Austin Street ADELAIDE	Former Assay House; External form, in particular the fabric and detailing of Austin Street facade.	a d	25328
265 Carrington Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof, verandah and chimneys. Excludes any later additions.	a d	25008
267 Carrington Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof, verandah and chimney, as visible from the street. Excludes any later additions.	a d	25009
269 Carrington Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof, verandah and chimneys, as visible from the street. Excludes any later additions.	a d	25010
293 Carrington Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof and verandah, as visible from the street. Excludes any later additions.	a d	25012
341-343 Carrington Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof, verandah and chimneys, as visible from the street. Excludes any later additions.	a d	25125
345-349 Carrington Street ADELAIDE	Former Shop and Dwelling; External form, including original fabric and detailing of façade, external walls, roof, chimneys and balcony, as visible from the street. Excludes ground floor shopfronts and any later additions.	a b f	25126
346-350 Carrington Street ADELAIDE	Former Shop and Dwelling; External form, including original fabric and detailing of façade, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a b d	25127
21-31 Chesser Street ADELAIDE	Former Warehouse (Henry Austin Building); External form, in particular the fabric and detailing of facades.	a d	25369

19-23 Claxton Street ADELAIDE	Dwellings; External form, including original fabric and detailing of facade, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a b d	25145
233-239 Currie Street ADELAIDE	Hotel (Edinburgh Castle); External form of two storey building, in particular the fabric and detailing of facade and detailing of the street facades and verandah balcony. Excludes incongruous later additions.	a e f	25407
24-26 Delhi Street ADELAIDE	Dwellings; External form, including original fabric and detailing of facade, external walls, roof, verandah and chimney, as visible from the street. Excludes any later additions.	a b d	25056
28-30 Delhi Street ADELAIDE	Dwellings; External form, including original fabric and detailing of facade, external walls, roof and verandah, as visible from the street. Excludes any later additions.	a b d	25057
36-40 Delhi Street ADELAIDE	Dwellings; External form, including original fabric and detailing of facade, external walls, roof and verandah, as visible from the street. Excludes any later additions.	a b d	25058
159-160 East Terrace ADELAIDE	Former House		826
272-275 East Terrace ADELAIDE	Dwelling; External form, including original fabric and detailing of two storey building, including facade and balcony/porch, external walls and roof. Excludes reconstructed front fence, roof vent and later additions to rear of original building.	a d	25080
52-56 Gawler Place ADELAIDE	Offices (Former Claridge House); External form, in particular the fabric and detailing of facade. Excludes incongruous later shopfronts.	a d	25333
62-64 Gawler Place ADELAIDE	Shop and Office (part former Warehouse); External form, in particular the fabric and detailing of the Art Deco facade to Gawler Place, excluding the relief signage on the splayed vertical facade projections and the incongruous later street level shopfronts.	a d	25388
17-25 Gilbert Place ADELAIDE	Former Warehouse; External form, in particular the fabric and detailing of the Gilbert Place facades. Excludes the canopy and incongruous later shopfront.	a d	25301
27-29 Gilbert Place ADELAIDE	Former Bank of South Australia stable yard; Original fabric and detailing of front boundary stone wall only.	a	25302
88-90 Gilbert Street ADELAIDE	Hotel; External form, including original fabric and detailing of the southern and western facades of the two storey bluestone building, including balcony/ verandah to Gilbert Street. Excludes all additions to the north of the two storey bluestone building.	a b d f	25075
102-106 Gilbert Street ADELAIDE	Former Adelaide Woodwork School; External form, including original fabric and detailing of the original building. Excludes later rear additions.	a d e	25076
207-213 Gilbert Street ADELAIDE	Hotel; External form, including original fabric and detailing of the original two-storey building, including facade and balcony/verandah, external walls, roof and chimney. Excludes any later additions.	a b e f	25146
233 Gilbert Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a d	25148

237-239 Gilbert Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a d	25149
98-100 Gilles Street ADELAIDE	Dwellings; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d	25062
110 Gilles Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions.	a d	25063
291-295 Gilles Street ADELAIDE	Dwellings; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney. Excludes verandah infill and later pebbledash finish and splayed stucco trims.	a	25013
305-307 Gilles Street ADELAIDE	Dwellings; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a	25014
394 Gilles Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d	25128
430-438 Gilles Street ADELAIDE	Dwelling; External form of building (including bluestone additions, original fabric and stucco detailing of facade and external walls, verandah, roof and chimneys).Excludes later rear additions.	a d	25087
71-75 Gouger Street ADELAIDE	Former Bank; External form, in particular the fabric and detailing of Gouger and Compton Street facades. Excludes incongruous later shopfronts.	a d e	25475
121-127 Grenfell Street ADELAIDE	Former Warehouse; External form, in particular the fabric and detailing of facades.Excludes incongruous later shopfronts and verandah.	a	25392
27-29 Gresham Street ADELAIDE	Offices; External form, in particular the fabric and detailing of Gresham Street façade. Excludes ground floor shopfronts.	a e	25335
75-79 Grote Street ADELAIDE	Shops; External form, in particular the fabric and detailing of facades. Excludes incongruous later shopfronts and balcony.	a d	25460
105-109 Halifax Street ADELAIDE	Church; External form, including original fabric and detailing of the two-storey building, including façade, external walls and roof, as visible from the street.	a b d	25069
187 Halifax Street ADELAIDE	Shop and Dwelling; External stone walls to shop and attached residence to the depth of the hipped roof (3 windows along Castle Street) and verandah. Excludes rear additions, concrete porch and front fence.	a b d f	25016
232-234 Halifax Street ADELAIDE	Dwellings; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d	25017
236-238 Halifax Street ADELAIDE	Dwellings; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d	25020

347-349 Halifax Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d	25091
368-370 Halifax Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions.	a d	25092
372 Halifax Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions.	a d	25093
374 Halifax Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions.	a d	25094
13 Hamilton Place ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, verandah, external walls, roof and chimneys, as visible from the street. Excludes later additions, front fence and gate.	a b d	25077
17A-19 Hamilton Place ADELAIDE	Dwellings; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions.	a b d	25078
29-31 Harriett Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a b d	25018
81-89 Hindley Street ADELAIDE	Plaza Hotel; External form, in particular the fabric and detailing of facades and balcony/verandah.	a d f	25341
91-93 Hindley Street ADELAIDE	Former Wests' Cinema; External form, in particular the fabric and detailing of Art Deco façade. Elements of heritage value include Art Deco interior, including foyer and staircase. Excludes shopfront and internal alterations.	a b d	25343
105-109 Hindley Street ADELAIDE	Shops; External form, in particular the fabric and detailing of façades. Excludes ground floor shop fronts.	a d	25347
27-29 Hindmarsh Square (known as 28-30 Twin Street) ADELAIDE	Former Warehouse; External form, in particular the fabric and detailing of Hindmarsh Square and Twin Street facades.	a d e	25453
187-189 Hutt Street ADELAIDE	Shop and Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a b d	25180
198 Hutt Street ADELAIDE	Shop and Dwelling; External form, including original fabric and detailing of the façade, external walls and roof to a depth of 8m from street frontage. Excludes ground floor shopfront and verandah.	a e f	25181
11-13 Kate Court ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d	25095
12A Kate Court ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a b d	25096

2-12 King William Street ADELAIDE	Westpac Bank (former Bank of New South Wales)		90
25-27 King William Street ADELAIDE	Former Bank (Commercial Bank of Australia); External form, in particular the fabric and detailing of King William Street facade.	a d	25310
64 King William Street ADELAIDE	Shop (Sands & McDougall); External form, in particular the fabric and art deco detailing of King William Street facade. Excludes incongruous later shopfront.	a d e	25311
348-352 King William Street ADELAIDE	Former Shops and Dwellings; External form, in particular the fabric and detailing of King William Street facade. Excludes rear additions and shopfronts.	a d	25420
17-19 Little Gilbert Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls and roof, as visible from the street. Excludes any later additions.	a b d	25155
14 Little Sturt Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, verandah and roof, as visible from the street. Excludes any later additions.	a b	25156
11 Marion Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a b d	25021
17 Marion Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a b d	25097
15-19 Market Street ADELAIDE	Former Warehouse; External form, in particular the fabric and detailing of Market Street facade.	a d	25483
14-16 McLaren Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a d	25022
34-36 McLaren Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d	25023
67 McLaren Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions.	a d	25024
278-280 Morphett Street ADELAIDE	Shops; External form, in particular the fabric and detailing of façades.	a d	25478
4-8 Nil Street ADELAIDE	Former coach house; External form and remnant boundary wall. Excludes incongruous later additions.	a e	25291
233-236 North Terrace ADELAIDE	Offices (Former Kelvin House); External form, in particular the fabric and detailing of facades.	a d	25327
22-24 Oakley Street ADELAIDE	Former Dwelling; External form, in particular the fabric and detailing of Oakley Street façade. Excludes incongruous later additions.	a	25491
23-25 Peel Street ADELAIDE	Former Warehouse; External form, in particular the fabric and detailing of Peel Street facade. Excludes rear section of building behind light well.	a d e	25313

28 Peel Street ADELAIDE	Former Warehouse; External form and fabric and detailing of three storey building, excluding the northern and eastern (rear) facades.	a d	25314
112-118 Rundle Mall ADELAIDE	Former Coles Department Store; External form, in particular the fabric and detailing of facades. Excludes incongruous later shopfronts.	a d f	25366
182 - 188 Rundle Street ADELAIDE	Shops (Rundle Buildings); External form, in particular the fabric and art deco detailing of façades. Excludes shopfronts.	a e f	25294
192-196 Rundle Street ADELAIDE	Shop and Offices (Former Gerard & Goodman); External form, in particular the fabric and detailing of facades.	a e	25295
241-243 Rundle Street ADELAIDE	Shops; External form, in particular the fabric and detailing of Rundle and Union Street facades. Excludes shopfronts.	a	25434
265-267 Rundle Street ADELAIDE	Shops & Offices; External form, in particular the fabric and detailing of facade. Excludes incongruous later shopfronts and rooftop addition.	a d e	25437
270-274 Rundle Street ADELAIDE	Shop; External form, in particular the fabric and detailing of facades. Excludes incongruous later shopfronts and verandah.	a d	25438
286 Rundle Street ADELAIDE	Former Shop; External form, in particular the fabric and detailing of facade. Excludes incongruous later shopfronts.	a d	25441
103-105 South Terrace ADELAIDE	Former Dwelling; External form, including original fabric and detailing of facade and balcony/verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d e	25051
193-199 South Terrace ADELAIDE	School (Nicholls Building); External form, including facade, external walls, original fabric and detailing of the original building. Excludes 1953 and 1971 additions, front fence and roof structure.	a b d e	25074
316-320 South Terrace ADELAIDE	Former Dwelling; External form, including original fabric and detailing of facade and verandah, side walls, roof, as visible from the street. Includes cast iron and masonry boundary fence. Excludes post Second World War additions.	a d e f	25114
338-339 South Terrace ADELAIDE	Former Dwelling; External form of two storey building, including original fabric and detailing of facade and balcony/verandah, external walls, roof and chimneys. Includes masonry fence on eastern boundary. Excludes reconstructed front fence, roof vent and later additions to rear.	a d e	25116
154 Sturt Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.		25162
160 Sturt Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street Excludes any later additions.	a b d	25163

185-187 Sturt Street ADELAIDE	Shops and Dwellings; External form, including original fabric and detailing of facade and balcony/verandah, external walls and roof, as visible from the street. Excludes shopfronts and any later additions.	a d f	25164
13 Vincent Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a b d	25106
15 Vincent Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a b d	25107
17 Vincent Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a b d	25108
19 Vincent Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade, external walls, roof and chimney, as visible from the street. Excludes any later additions.	a b d	25109
152-160 Wakefield Street ADELAIDE	St Stephen's Lutheran Church Hall; External form, in particular the fabric and detailing of facades.	a	25466
263-265 Wakefield Street ADELAIDE	Former Dwelling; External form, in particular the original fabric and detailing of Wakefield and Cardwell Street facades, including return verandah and masonry boundary fence. Excludes incongruous later additions.	a d	25450
321-325 Wakefield Street ADELAIDE	Former Dwellings; External form, including original fabric and detailing including facade and balcony/verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a d	25081
47-49 Waymouth Street ADELAIDE	Offices (Woodards House); External form, in particular the fabric and detailing of Waymouth Street and Bentham Street facades.	a d e f	25323
68-72 Waymouth Street ADELAIDE	Union Hotel; External form, in particular the fabric and detailing of facades.	a d	25399
12 Weil Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions.	a b d	25172
101-103 Wright Street ADELAIDE	Former Dwelling; External form, including original fabric and detailing of the original building and 1926 addition, including facade and verandah, external walls, roof and chimneys, as visible from the street. Excludes any later additions.	a b d	25044
217A Wright Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions.	a	25174
291-293 Wright Street ADELAIDE	Dwelling; External form, including original fabric and detailing of facade and verandah, external walls and roof, as visible from the street. Excludes any later additions.	a b	25177
Corner North Terrace and Frome Road ADELAIDE	* Nursing School, Royal Adelaide Hospital		1549

23-25 Archer Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	537
27 Archer Street NORTH ADELAIDE	House; Victorian symmetrically fronted residence	a d	17499
46 Archer Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	540
47-49 Archer Street & 56 Margaret Street NORTH ADELAIDE	Dover Castle Hotel; 1913 and earlier two storey former hotel building	a c d f	17500
48 Archer Street NORTH ADELAIDE	Semi-detached houses.; Victorian pair of residences.	a d	20996
56 Archer Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	541
58 & 60 Archer Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	542
71-79 Archer Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d f	543
80 Archer Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	544
82 Archer Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	545
87 Archer Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	546
92-98 Archer Street NORTH ADELAIDE	St Andrew's Presbyterian Church; 1964 brick and concrete church	a c d f	17501
93 Archer Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	547
95 Archer Street NORTH ADELAIDE	House; Victorian single fronted residence. Excludes later porch	a d	17502
North Terrace ADELAIDE	*Government House Gate House, Piers and Walling		1572
2-20 Barnard Street (known as 21-29 Wellington Square) NORTH ADELAIDE	Apartments, garage outbuilding and fence (Sunningdale); Twos storey Inter-War apartment block, including interiors and garage outbuildings at the rear and low masonry fence	a d f	1584
31-39 Barnard Street NORTH ADELAIDE	House and wall; Victorian two storey residence including interior, roof and western boundary masonry wall. Excludes later additions to western side	a d	396
21-23a Hindley Street ADELAIDE	Adelaide City Central Motel (former Wine Saloon)		110
21 Market Street ADELAIDE	Adelaide Democratic Club		226
92-100 Barnard Street NORTH ADELAIDE	House (Glendalough) and fence; Edwardian/Federations period residence, including interior and masonry and iron front fence	a d	397
107-109 King William Street ADELAIDE	Ambassadors Hotel		95

101-102, 103, 104, 105, 106, 108-109 Barton Terrace West NORTH ADELAIDE	3 pairs of semi-detached houses Rua Rua Mansions; Three pairs of 1902 residences including interiors	a d e	478
42-48 Currie Street ADELAIDE	Anglican Church Office (formerly Bickfords Building)(Conservation site comprises that part of the above GM reference east of the Leigh Street alignment)		126
125-129 Jeffcott Street NORTH ADELAIDE	Apartments (Woodlands); Frontage and side wall returns visible from the street	a d e	487
57-60 Brougham Place NORTH ADELAIDE	House, fence & wall; 1878 two storey residence, including interior and masonry and iron front fence and masonry boundary wall to O'Connell Street and Brougham Place	a d f	1573
13-17 Leigh Street ADELAIDE	Aston House		106
437-439 Pulteney Street , 152-160 Gilles Street ADELAIDE	Astor Hotel		1082
24 Ward Street NORTH ADELAIDE	Attached House	a	27074
12a Ada Street ADELAIDE	Attached House		829
20 Alfred Street ADELAIDE	Attached House		1145
22 Alfred Street ADELAIDE	Attached House		1146
279-281 Angas Street ADELAIDE	Attached House		1069
17 Arthur Street ADELAIDE	Attached House		1160
19 Arthur Street ADELAIDE	Attached House		1161
16 Cardwell Street ADELAIDE	Attached House		1070
302 Gilbert Street ADELAIDE	Attached House		1192
254 Gilles Street ADELAIDE	Attached House		1001
256 Gilles Street , 1-3 Ely Place ADELAIDE	Attached House		1002
307a Gilles Street ADELAIDE	Attached House		1008
398 Gilles Street ADELAIDE	Attached House		875
24 Grattan Street ADELAIDE	Attached House		195
26 Grattan Street ADELAIDE	Attached House		196
345 Halifax Street ADELAIDE	Attached House		894
18 Hamilton Place ADELAIDE	Attached House		1121
18-18a James Street ADELAIDE	Attached House		906
20 James Street ADELAIDE	Attached House		907

22 James Street ADELAIDE	Attached House		908
12 Kate Court ADELAIDE	Attached House		909
14 Kate Court ADELAIDE	Attached House		910
16 Little Sturt Street ADELAIDE	Attached House		1211
20 Market Street ADELAIDE	Attached House		221
22 Market Street ADELAIDE	Attached House		222
11-13 Oakley Street ADELAIDE	Attached House		198
15 Oakley Street ADELAIDE	Attached House		200
17 Oakley Street ADELAIDE	Attached House		201
17a Oakley Street ADELAIDE	Attached House		202
19 Oakley Street ADELAIDE	Attached House		204
21 Oakley Street ADELAIDE	Attached House		205
23a Oakley Street ADELAIDE	Attached House		206
25 Oakley Street ADELAIDE	Attached House		207
27 Oakley Street ADELAIDE	Attached House		208
24a Vincent Street ADELAIDE	Attached House		946
26 Vincent Street ADELAIDE	Attached House		948
14 Weil Street ADELAIDE	Attached House		1238
202-220 Childers Street NORTH ADELAIDE	House (Kumanka) and fence; 1870 two storey bluestone residence, including interior and masonry and iron front fence. Excludes recent additions	a d	398
86-88 Halifax Street ADELAIDE	Attached Houses		1115
14-16 Ada Street ADELAIDE	Attached Houses		830
19-21 Ada Street ADELAIDE	Attached Houses		833
22-24 Ada Street ADELAIDE	Attached Houses		834
24-26 Alfred Street ADELAIDE	Attached Houses		1147
34-36 Alfred Street ADELAIDE	Attached Houses		1149
12-14 Arthur Street ADELAIDE	Attached Houses		1159
15-17 Blackburn Street ADELAIDE	Attached Houses		958
16-16a Blackburn Street ADELAIDE	Attached Houses		959
20-22 Cairns Street ADELAIDE	Attached Houses		968

26-28 Cairns Street ADELAIDE	Attached Houses		969
233-235 Carrington Street ADELAIDE	Attached Houses		970
22-30 East Pallant Street (known as 26) NORTH ADELAIDE	House; 1860 brick and stone single storey residence, including interior	a c d	796
237-239 Carrington Street ADELAIDE	Attached Houses		971
283-285 Carrington Street 82-90 Cardwell Street ADELAIDE	Attached Houses		975
287-289 Carrington Street ADELAIDE	Attached Houses		976
294-296 Carrington Street ADELAIDE	Attached Houses		978
301-303 Carrington Street ADELAIDE	Attached Houses		980
305-307 Carrington Street ADELAIDE	Attached Houses		981
360a-362 Carrington Street (known as 360-362) ADELAIDE	Attached Houses		844
393-397 Carrington Street 1-9 Tomsey Street ADELAIDE	Attached Houses		846
423-425 Carrington Street ADELAIDE	Attached Houses		849
23a-25 Castle Street , 34-40 Ely Place ADELAIDE	Attached Houses		986
24-26 Castle Street , 22-30 Ely Place ADELAIDE	Attached Houses		987
12-14 Charlotte Place ADELAIDE	Attached Houses		989
16-18 Chatham Street ADELAIDE	Attached Houses		1164
52-54 Finniss Street NORTH ADELAIDE	House; 1900 two storey residence, including interior	a d	825
12-14 Corryton Street ADELAIDE	Attached Houses		850
16-18 Corryton Street ADELAIDE	Attached Houses		851
20-22 Corryton Street ADELAIDE	Attached Houses		852
12-14 Eden Street ADELAIDE	Attached Houses		1074
18-20 Eden Street ADELAIDE	Attached Houses		1075
9-13a Edward Street ADELAIDE	Attached Houses		1175
21-23 George Court ADELAIDE	Attached Houses		1180
22-24 George Court ADELAIDE	Attached Houses		1179

178-180 Gilbert Street ADELAIDE	Attached Houses		1181
181-183 Gilbert Street ADELAIDE	Attached Houses		1182
182-184 Gilbert Street ADELAIDE	Attached Houses		1183
24, 26, 28 & 30 Gibbon Lane NORTH ADELAIDE	Row houses; Two storey Victorian terrace, including interiors	a d	399
185-187 Gilbert Street , 2-10 Weil Street ADELAIDE	Attached Houses		1194
306-306a Gilbert Street ADELAIDE	Attached Houses		1193
210-212 Gilles Street ADELAIDE	Attached Houses		992
214-216 Gilles Street ADELAIDE	Attached Houses		993
237-239 Gilles Street ADELAIDE	Attached Houses		998
250-252 Gilles Street ADELAIDE	Attached Houses		999
294-294a Gilles Street ADELAIDE	Attached Houses		1593
334-336 Gilles Street 74-80 Corryton Street ADELAIDE	Attached Houses		855
338-340 Gilles Street ADELAIDE	Attached Houses		857
342-344 Gilles Street ADELAIDE	Attached Houses		860
354-356 Gilles Street ADELAIDE	Attached Houses		867
374-376 Gilles Street 34-40 Power Street ADELAIDE	Attached Houses		871
15-17 Gladstone Street ADELAIDE	Attached Houses		879
17a-19 Gladstone Street ADELAIDE	Attached Houses		880
20-22 Grattan Street ADELAIDE	Attached Houses		194
196-198 Halifax Street ADELAIDE	Attached Houses		1010
317-319 Halifax Street ADELAIDE	Attached Houses		887
318-320 Halifax Street ADELAIDE	Attached Houses		888
322-324 Halifax Street ADELAIDE	Attached Houses		890
344-346 Halifax Street ADELAIDE	Attached Houses		893
348 Halifax Street ADELAIDE	Attached Houses		895
351-353 Halifax Street ADELAIDE	Attached Houses		897
357-361 Halifax Street ADELAIDE	Attached Houses		900

363-367 Halifax Street , 1-9 St. John Street ADELAIDE	Attached Houses		901
21-21a Hallett Street ADELAIDE	Attached Houses		1098
22-24 Hallett Street ADELAIDE	Attached Houses		1100
23-25 Hallett Street ADELAIDE	Attached Houses		1099
28-30 Hallett Street ADELAIDE	Attached Houses		1102
32-34 Hallett Street ADELAIDE	Attached Houses		1103
32 Halls Place , 22-30 Halls Place ADELAIDE	Attached Houses		1199
14-14a Hamilton Place ADELAIDE	Attached Houses		1119
18a-20 Hamilton Place ADELAIDE	Attached Houses		1122
14-16 Harriett Street ADELAIDE	Attached Houses		1015
18-20 Harriett Street ADELAIDE	Attached Houses		1016
22-24 Harriett Street ADELAIDE	Attached Houses		1017
26-28 Harriett Street ADELAIDE	Attached Houses		1018
227-229 Hutt Street ADELAIDE	Attached Houses		287
21-21a Kate Court ADELAIDE	Attached Houses		914
23-25 Kate Court ADELAIDE	Attached Houses		916
28-30 Kate Court ADELAIDE	Attached Houses		918
14-16 Little Gilbert Street ADELAIDE	Attached Houses		1202
10-12 Little Sturt Street ADELAIDE	Attached Houses		1210
18-20 Little Sturt Street ADELAIDE	Attached Houses		1214
10-12 Louisa Street ADELAIDE	Attached Houses		1020
26-28 Louisa Street ADELAIDE	Attached Houses		1023
21-23 Marion Street ADELAIDE	Attached Houses		921
24-26 Marion Street ADELAIDE	Attached Houses		922
34-36 Maxwell Street ADELAIDE	Attached Houses		1221
8-10 McLaren Street ADELAIDE	Attached Houses		1026
9-11 McLaren Street ADELAIDE	Attached Houses		1027
13-15 McLaren Street ADELAIDE	Attached Houses		1029

17-19 McLaren Street ADELAIDE	Attached Houses		1030
21-23 McLaren Street ADELAIDE	Attached Houses		1033
28-30 McLaren Street ADELAIDE	Attached Houses		1036
38-40 McLaren Street ADELAIDE	Attached Houses		1038
42-44 McLaren Street ADELAIDE	Attached Houses		1039
53-55 McLaren Street , 103-107 Cardwell Street ADELAIDE	Attached Houses		1043
54-56 McLaren Street , 91-99 Cardwell Street ADELAIDE	Attached Houses		1044
61-63 McLaren Street , 104-108 Cardwell Street ADELAIDE	Attached Houses		1045
71-73 McLaren Street ADELAIDE	Attached Houses		1051
80-82 McLaren Street ADELAIDE	Attached Houses		1052
86-88 McLaren Street ADELAIDE	Attached Houses		1055
11-19 Princess Street ADELAIDE	Attached Houses		234
82-86 Hill Street NORTH ADELAIDE	House; Victorian masonry residence, including interior	a d	400
23-25 Stephens Street , 16-20 Sanders Place ADELAIDE	Attached Houses		1112
117-121 Sturt Street ADELAIDE	Attached Houses		1131
156-158 Sturt Street ADELAIDE	Attached Houses		1228
20-22 Tomsey Street ADELAIDE	Attached Houses		944
22-24 Vincent Street ADELAIDE	Attached Houses		945
28-30 Vincent Street ADELAIDE	Attached Houses		950
11-13 Wakeham Street ADELAIDE	Attached Houses		1061
14a-16 Weil Street ADELAIDE	Attached Houses		1239
302 King William Street ADELAIDE	Attached Shop		136
302a King William Street ADELAIDE	Attached Shop		137
85-89 Jeffcott Street NORTH ADELAIDE	House & fence; Two storey Victorian residence, including interior and masonry and iron fence	a d	530
304 King William Street ADELAIDE	Attached Shop		138

91-95 Jeffcott Street NORTH ADELAIDE	House and fence; Two storey Victorian residence, including interior and masonry and iron fence	a d	531
97-99 Jeffcott Street NORTH ADELAIDE	House and fence; Two storey Victorian residence, including interior and masonry and iron fence	a d	532
304a & 306 King William Street ADELAIDE	Attached Shop		139
78-80 Gouger Street ADELAIDE	Attached Shop		153
82-84a Gouger Street ADELAIDE	Attached Shop		154
212 & 214-216 Gover Street NORTH ADELAIDE	Attached shop & house ; Frontage and side wall returns visible from the street	a c d	448
130-132 Jeffcott Street NORTH ADELAIDE	House and fence; Two storey Victorian residence, including interior and masonry and iron fence	a d e	500
134 Jeffcott Street NORTH ADELAIDE	House and fence; Two storey Victorian residence, including interior and masonry and iron fence. Excludes balcony lacework	a d	501
136-138 Jeffcott Street NORTH ADELAIDE	House and fence; Two storey Victorian residence, including interior and masonry and iron fence	a d	502
274-276 Morphett Street ADELAIDE	Attached Shops (Excludes that part of the above CT to a depth of 15.5 metres from the Gouger Street alignment)		164
204-206 & 208 Jeffcott Street NORTH ADELAIDE	Row houses, outbuildings and walls ; Early Victorian two storey row houses, including interiors, and rear masonry outbuildings and walls to street boundaries	a b d	479
51 Pirie Street ADELAIDE	Bank		127
2-12 King William Road NORTH ADELAIDE	Cathedral Lodge & outbuilding; 1876 former residence, including interior and rear outbuilding	a c d e	673
31-32 Lefevre Terrace NORTH ADELAIDE	House and fence; The two storey Victorian bay fronted residence, including interior and masonry and iron fence and rear brick wing	a d	651
57 Rundle Mall ADELAIDE	Birk's Building		119
49-50 MacKinnon Parade NORTH ADELAIDE	Former Sheridan Institute; Institute building including the pre 1842 section and interiors. Excludes front entrance portico	a c d e	797
74-75 MacKinnon Parade NORTH ADELAIDE	Semi-detached offices; 1867 two storey attached residences, including interiors. Excludes entrance portico	a d	798
59 Regent Street South ADELAIDE	Box Factory Community Centre		1595
401 King William Street ADELAIDE	Brecknock Hotel		228

47 Margaret Street NORTH ADELAIDE	House; Early Victorian residence, including interior	a d	635
236-240 Melbourne Street NORTH ADELAIDE	Nyroca House, outbuildings & boundary wall; c. 1900 former residence, including interior and outbuildings and boundary walls to Old and New Streets	a d e	280
213-219 O'Connell Street NORTH ADELAIDE	Caledonian Inn; Single storey 1882 hotel. Excludes alterations, including the restaurant section, services, amenities and French door openings in façade.	a c d	17443
88-100 Strangways Terrace NORTH ADELAIDE	Calvary Hospital; 1940 Maternity Ward	a b c d	17422
280-290 Hindley Street ADELAIDE	Canadian Lodge		151
Hackney Road Botanic Park ADELAIDE	Carriageway entrance gates		1264
Rear 21 King William Road NORTH ADELAIDE	Cathedral Hall; Hall building	a d e	17525
13-19 New Street NORTH ADELAIDE	Offices (former house Violet Bank); 1854 and 1880 former residence, including interior	a d e	281
121-129 O'Connell Street NORTH ADELAIDE	Royal Oak Hotel; 1866 hotel building, including interior and 1881 verandah	a b c d f	266
11-20 Palmer Place (known as 19) & 22-40 Jeffcott Street NORTH ADELAIDE	House (Aquinas College-Gleeson House), fence & garden ; Two storey Mediterranean Revival Inter-War residence including interior, and single storey building to Jeffcott Street and masonry and iron fence and eastern sunken garden	a d	1587
144-155 MacKinnon Parade (150) NORTH ADELAIDE	Child Care Centre ; Frontage and side wall returns visible from the street	a c d	821
31-40 Palmer Place (known as 62-80 Jeffcott Street) NORTH ADELAIDE	Christ Church Hall ; Frontage and side wall returns visible from the street	a c d e	513
96-100 Grote Street ADELAIDE	Church of Christ and Church Hall		1566
173-175 Stanley Street NORTH ADELAIDE	Church; Frontage and side wall returns visible from the street	a c d	685
55 Stanley Street NORTH ADELAIDE	House; Early Victorian residence including interior	a d	799
57-61 Stanley Street NORTH ADELAIDE	Semi-detached houses ; Pair of early Victorian residences including interiors	a d	800
54 Currie Street ADELAIDE	Commerce House		120
69-71 Barnard Street (69) NORTH ADELAIDE	Connery House 1930 convent building	a b c d	17560

66 & 68 Sussex Street NORTH ADELAIDE	Semi-detached houses; 1850 attached cottages, including interiors	a d e	801
120 Sussex Street NORTH ADELAIDE	House ; Former pair of early Victorian residences, including interior	a d	802
122 Sussex Street NORTH ADELAIDE	House & fence; Early Victorian residence, including interior and timber picket fence	a d e	803
126-132 Sussex Street (known as 128) NORTH ADELAIDE	House & well; Early Victorian two storey residence, including interior and well	a d e	804
165-169 Tynte Street NORTH ADELAIDE	Hotel; 1881 hotel building, including interior	a b c d e f	512
231-239 Ward Street (known as 235) NORTH ADELAIDE	House and walls; Two storey Edwardian/Inter-War residence, including interior and boundary walls	a d	534
282-290 Ward Street (known as 286) NORTH ADELAIDE	House, fence and wall; Two storey Victorian symmetrically fronted residence, including interior and masonry and iron fence and western boundary masonry wall	a d	535
262-300 King William Street ADELAIDE	Court building		17463
196-198 Grenfell Street 35 - 39 Union Street ADELAIDE	Crown & Anchor Hotel		169
143-147 Hutt Street , 33-39 Hume Street ADELAIDE	Dormer House		282
82-86 Currie Street 19 - 23 Kingston Street ADELAIDE	Duke of York Hotel		121
316-320 Pulteney Street ADELAIDE	Earl of Aberdeen Hotel		1084
31-35 Pirie Street ADELAIDE	Epworth Building		128
47-51 Tam-O-Shanter Place 22 - 26 Devonshire Place ADELAIDE	ETSA Warehouse		248
246-248 Rundle Street ADELAIDE	Exeter Hotel		185
11-13 Bentham Street ADELAIDE	Farmers' Trustee House		124
127-133 Waymouth Street ADELAIDE	Federation Trading (former Aerated Bread Factory)		143
95-99 Hutt Street ADELAIDE	Feeney House		21946
1-10 Pennington Terrace , (known as 1-20 Sir Edwin Smith Avenue and 1-23 Kermode Street) NORTH ADELAIDE	Fence and wall; Masonry and cast iron fence along northern part of Sir Edwin Smith Avenue and the masonry wall return and gate piers to Kermode Street of the Memorial Hospital	a f	17529

74-80 Angas Street 26 - 40 Chancery Lane ADELAIDE	Former Angas Hotel		230
271-273 Rundle Street ADELAIDE	Former ANZ Bank		186
55-57 Alfred Street ADELAIDE	Former Attached Houses		1155
241-243 Sturt Street ADELAIDE	Former Attached Houses		1606
174-180 Wright Street , 33-39 Bartels Street ADELAIDE	Former Attached Houses		1140
110 Melbourne Street NORTH ADELAIDE	Former chapel; Frontage and side wall returns visible from the street	a b c d	272
17-20 East Terrace 300 Rundle Street ADELAIDE	Former East End Market Shops & Offices		168
36-40 Franklin Street 21 - 39 Bentham Street ADELAIDE	Former Eudunda Farmers Building		1565
9-19 Light Square ADELAIDE	Former Goldsbrough Mort Warehouse		142
248 Pirie Street ADELAIDE	Former Hotel		244
94 Sturt Street , 33-39 Russell Street ADELAIDE	Former Hotel		1129
65-69 Gilles Street ADELAIDE	Former Hotel (part Pulteney Grammar)		1599
290 Gilbert Street , 34-40 O'Brien Street ADELAIDE	Former House		1191
122-130 Hutt Street 301 - 303 Angas Street ADELAIDE	Former House		251
431-435 Pulteney Street ADELAIDE	former House		1081
29 Regent Street ADELAIDE	former House		1060
253 South Terrace ADELAIDE	Former House		951
162 Sturt Street , 32-40 George Court ADELAIDE	Former House		1229
216 Wright Street , 1-9 Millers Court ADELAIDE	Former House		1241
218 Wright Street ADELAIDE	Former House		1243
205 South Terrace ADELAIDE	Former House (part Pulteney Grammar School)		1118
127-129 Archer Street NORTH ADELAIDE	Former house ; Frontage and side wall returns visible from the street	a d	253

318-320 King William Street 2 - 10 Carrington Street ADELAIDE	Former Kings Hall		135
29-31a King William Street ADELAIDE	Former Kithers Building		94
12-14 Hindley Street 33 - 30 Gresham Street ADELAIDE	Former Miller Anderson Building		97
16-22 Hindley Street ADELAIDE	Former Miller Anderson Building		99
79 King William Road corner of King William Road and Brougham Place NORTH ADELAIDE	Former Nurses Home; Three storey front section of the building. Excludes balcony infill	a b c d f	17528
119-121 Wright Street ADELAIDE	Former Row Houses		1135
32, 34, 36, 36a & 38 Melbourne Street NORTH ADELAIDE	Former row houses; Frontage and side wall returns visible from the street	a d	270
192-200 Pulteney Street ADELAIDE	Former Saint Paul's Anglican Church		239
8 Compton Street ADELAIDE	Former Shop		159
89 Wright Street 2-4 Russell Street ADELAIDE	Former Shop		1134
284-286 Gilles Street , 152-160 Cardwell Street ADELAIDE	Former Shop and Residence		1005
364-366 Halifax Street , 36-40 Tomsey Street ADELAIDE	former Shop and Residence		902
181-183 Sturt Street ADELAIDE	Former Shop and Residence		1230
188-190 Sturt Street , 39 Gray Court ADELAIDE	Former Shop and Residence		1231
45-47 Gover Street NORTH ADELAIDE	Former Shop and residence; Frontage and side wall returns visible from the street	a c d	577
206-210 Archer Street NORTH ADELAIDE	Former Shop; Frontage and side wall returns visible from the street	a b c d	504
142-160 Flinders Street ADELAIDE	Former St Paul's Rectory		1598
171-175 Ward Street (known as 177) (Rear of 63-65 Palmer Place) NORTH ADELAIDE	Former Stables & wall; Frontage and side wall returns visible from the street	a b d	17497

112-120 Childers Street (rear of 202 Jeffcott Street) NORTH ADELAIDE	Former Stables; Former stone and brick stables, now residence, to rear of 120 Childers Street. Later additions excluded.	a d	17465
* 221-239 Sturt Street ADELAIDE	Former Sturt Street School		1259
21-23 Rundle Mall ADELAIDE	Former Sturt Theatre		114
116-120 Carrington Street , 32-40 Queen Street ADELAIDE	Former Terrace		1090
22 Whitmore Square ADELAIDE	Former Terrace House		1136
24-28 Whitmore Square ADELAIDE	Former Terrace House		1137
30-36 Whitmore Square ADELAIDE	Former Terrace House		1138
82 Waymouth Street ADELAIDE	Former Tolley's Warehouse		123
28 - 42 Austin Street ADELAIDE	Former Warehouse		88
251 Waymouth Street 2 - 8 Shannon Place ADELAIDE	Former Warehouse		209
284-286 Waymouth Street ADELAIDE	Former West Terrace Hotel; Prince Court		211
252 Rundle Street ADELAIDE	Former Westpac Bank		175
27-29 Roper Street ADELAIDE	Former Wheelwright Arms Hotel (Designated site comprises that part of the above CT to a depth of half Town Acre 299 from the Wakefield Street alignment)		1570
South Terrace South Park Lands ADELAIDE	Glover Playground Pavilion		1608
162-170 Wright Street 317 - 319 Morphett Street ADELAIDE	Gothic Hotel		1139
41-51 King William Road NORTH ADELAIDE	Greenway Apartments ; Frontage and side wall returns visible from the street	a d f	1589
36-40 Hindmarsh Square ADELAIDE	Griffin's Head Hotel		166
16-18 Halifax Street ADELAIDE	Halifax House		227
247 Morphett Street ADELAIDE	Halifax House		21947
188-200 Jeffcott Street NORTH ADELAIDE	Hall ; 1923 hall	a c d e	17474
112 Margaret Street NORTH ADELAIDE	Hall; Stone and brick hall	a c d	17508
134-140 Grenfell Street ADELAIDE	Hindmarsh Buildings		167

18-20 Coromandel Place 1 - 3 French Street ADELAIDE	Historian Hotel		133
82-90 North Terrace ADELAIDE	Holy Trinity Church Hall		91
88-92 Franklin Street ADELAIDE	Hotel Franklin		161
79 Tynte Street NORTH ADELAIDE	House		21948
26 Ward Street NORTH ADELAIDE	House	a	27075
* 20 Claxton Street ADELAIDE	House		1249
* 26 Claxton Street ADELAIDE	House		1251
* 28 Claxton Street ADELAIDE	House		1252
* 32 Claxton Street ADELAIDE	House		1253
* 293 Gilbert Street ADELAIDE	House		1255
440 Gilles Street ADELAIDE	House		827
25-27 Harriett Street ADELAIDE	House		1065
* 201 Hutt Street ADELAIDE	House		292
* 205 Hutt Street ADELAIDE	House		293
* 213 Hutt Street ADELAIDE	House		294
* 215 Hutt Street ADELAIDE	House		295
174 South Terrace ADELAIDE	House		1117
10 Ada Street ADELAIDE	House		828
15 Ada Street ADELAIDE	House		831
17 Ada Street ADELAIDE	House		832
28 Alfred Street ADELAIDE	House		1603
33 Alfred Street ADELAIDE	House		1148
44 Alfred Street ADELAIDE	House		1150
50 Alfred Street 21-25 Bailey Street ADELAIDE	House		1151
52 Alfred Street 22-26 Bailey Street ADELAIDE	House		1152
53 Alfred Street ADELAIDE	House		1154
54 Alfred Street ADELAIDE	House		1153
56 Alfred Street ADELAIDE	House		1156

58 Alfred Street ADELAIDE	House		1157
59 Alfred Street ADELAIDE	House		1158
318 Angas Street ADELAIDE	House		837
320 Angas Street ADELAIDE	House		838
19 Bailey Street ADELAIDE	House		1162
11 Blackburn Street ADELAIDE	House		954
12 Blackburn Street ADELAIDE	House		955
13 Blackburn Street ADELAIDE	House		956
14 Blackburn Street ADELAIDE	House		957
18-20 Blackburn Street ADELAIDE	House		960
23a Blackburn Street ADELAIDE	House		963
24-28 Blackburn Street ADELAIDE	House		964
25-27 Blackburn Street ADELAIDE	House		965
29 Blackburn Street ADELAIDE	House		966
26 Cardwell Street ADELAIDE	House		1071
98 Carrington Street ADELAIDE	House		1087
100 Carrington Street ADELAIDE	House		1088
255 Carrington Street ADELAIDE	House		973
258-260 Carrington Street ADELAIDE	House		974
298 Carrington Street ADELAIDE	House		979
309 Carrington Street ADELAIDE	House		982
342 Carrington Street ADELAIDE	House		840
344 Carrington Street ADELAIDE	House		841
353 Carrington Street (known as 351), 2-6 Kate Court ADELAIDE	House		842
360 Carrington Street (known as 358) ADELAIDE	House		843
366 Carrington Street ADELAIDE	House		845
419 Carrington Street ADELAIDE	House		847
421 Carrington Street ADELAIDE	House		848

11 Castle Street ADELAIDE	House		984
22 Castle Street ADELAIDE	House		985
26 Charlotte Place ADELAIDE	House		990
28 Charlotte Place ADELAIDE	House		991
20 Chatham Street ADELAIDE	House		1165
22 Chatham Street ADELAIDE	House		1166
28 Chatham Street ADELAIDE	House		1167
17 Claxton Street ADELAIDE	House		1168
17 Collins Street ADELAIDE	House		1169
19 Collins Street 12-20 Halls Place ADELAIDE	House		1170
24 Corryton Street ADELAIDE	House		853
32 Corryton Street ADELAIDE	House		1592
12 Edward Street ADELAIDE	House		1171
14 Edward Street ADELAIDE	House		1172
15 Edward Street ADELAIDE	House		1176
18 Edward Street ADELAIDE	House		1173
20 Edward Street ADELAIDE	House		1174
186 Gilbert Street ADELAIDE	House		1184
188 Gilbert Street , 36-40 Hamley Street ADELAIDE	House		1185
204 Gilbert Street ADELAIDE	House		1604
228 Gilbert Street , 36-40 Little Gilbert Street ADELAIDE	House		1186
231 Gilbert Street ADELAIDE	House		1195
238 Gilbert Street ADELAIDE	House		1188
240 Gilbert Street ADELAIDE	House		1189
242 Gilbert Street ADELAIDE	House		1190
269 Gilbert Street ADELAIDE	House		1196
271-273 Gilbert Street ADELAIDE	House		1197
142 Gilles Street ADELAIDE	House		1091

146 Gilles Street ADELAIDE	House		1092
148 Gilles Street , Johns Lane ADELAIDE	House		1093
218-220 Gilles Street ADELAIDE	House		994
221 Gilles Street ADELAIDE	House		995
222-224 Gilles Street ADELAIDE	House		996
233-235 Gilles Street , 2-8 Charlotte Street ADELAIDE	House		997
253-255 Gilles Street ADELAIDE	House		1000
257-259 Gilles Street ADELAIDE	House		1003
263 Gilles Street ADELAIDE	House		1004
303 Gilles Street ADELAIDE	House		1007
337 Gilles Street ADELAIDE	House		856
339 Gilles Street ADELAIDE	House		858
341 Gilles Street ADELAIDE	House		859
343 Gilles Street ADELAIDE	House		861
346-348 Gilles Street ADELAIDE	House		862
349 Gilles Street ADELAIDE	House		863
350 Gilles Street ADELAIDE	House		864
351 Gilles Street ADELAIDE	House		865
352 Gilles Street ADELAIDE	House		866
360 Gilles Street ADELAIDE	House		868
362-366 Gilles Street ADELAIDE	House		869
366a-368 Gilles Street 33-39 Power Street ADELAIDE	House		870
380 Gilles Street ADELAIDE	House		872
382 Gilles Street ADELAIDE	House		873
384-388 Gilles Street 1-9 Royal Avenue ADELAIDE	House		874
429 Gilles Street ADELAIDE	House		876
16 Grattan Street ADELAIDE	House		193

193 Halifax Street , 2-8 Castle Street ADELAIDE	House		1009
200 Halifax Street ADELAIDE	House		1011
206-208 Halifax Street ADELAIDE	House		1012
212-214 Halifax Street ADELAIDE	House		1013
216-218 Halifax Street ADELAIDE	House		1014
298 Halifax Street ADELAIDE	House		881
300 Halifax Street ADELAIDE	House		882
302-304 Halifax Street ADELAIDE	House		883
306-310 Halifax Street 33-39 Kate Court ADELAIDE	House		884
314-316 Halifax Street 34-40 Kate Court ADELAIDE	House		885
315 Halifax Street ADELAIDE	House		886
321-323 Halifax Street ADELAIDE	House		889
325 Halifax Street ADELAIDE	House		891
327 Halifax Street 1-7 Power Street ADELAIDE	House		892
350 Halifax Street ADELAIDE	House		896
354 Halifax Street ADELAIDE	House		898
356-358 Halifax Street , 33-39 Tomsey Street ADELAIDE	House		899
376 Halifax Street ADELAIDE	House		903
380 Halifax Street ADELAIDE	House		904
15 Hallett Street ADELAIDE	House		1097
26 Hallett Street ADELAIDE	House		1101
17 Hamilton Place ADELAIDE	House		1120
32 Harriett Street ADELAIDE	House		1019
254 Hutt Street ADELAIDE	House		288
258 Hutt Street ADELAIDE	House		1575
260 Hutt Street ADELAIDE	House		289

17 Kate Court ADELAIDE	House		911
18-20 Kate Court ADELAIDE	House		912
19 Kate Court ADELAIDE	House		913
27-29 Kate Court ADELAIDE	House		917
14 Kenton Street ADELAIDE	House		1077
12 Little Gilbert Street ADELAIDE	House		1200
13 Little Gilbert Street ADELAIDE	House		1201
18 Little Gilbert Street ADELAIDE	House		1203
25 Little Gilbert Street ADELAIDE	House		1204
29 Little Gilbert Street ADELAIDE	House		1205
30 Little Gilbert Street ADELAIDE	House		1206
31 Little Gilbert Street ADELAIDE	House		1207
32 Little Gilbert Street ADELAIDE	House		1208
33 Little Gilbert Street ADELAIDE	House		1209
16a Little Sturt Street ADELAIDE	House		1212
17 Little Sturt Street ADELAIDE	House		1213
19-21 Little Sturt Street ADELAIDE	House		1215
27 Little Sturt Street ADELAIDE	House		1217
17 Louisa Street , 32-40 Charlotte Place ADELAIDE	House		1022
19 Marion Street ADELAIDE	House		920
27-29 Marion Street ADELAIDE	House		923
28 Marion Street ADELAIDE	House		924
30 Marion Street ADELAIDE	House		925
24 Market Street ADELAIDE	House		223
26 Maxwell Street , 22-30 O'Brien Street ADELAIDE	House		1219
38 Maxwell Street , 22-30 O'Brien Street ADELAIDE	House		1222
5 McLaren Street ADELAIDE	House		1024
7 McLaren Street ADELAIDE	House		1025

12 McLaren Street ADELAIDE	House		1028
18 McLaren Street ADELAIDE	House		1031
20-22 McLaren Street ADELAIDE	House		1032
24 McLaren Street ADELAIDE	House		1034
32 McLaren Street ADELAIDE	House		1037
48 McLaren Street ADELAIDE	House		1040
62 McLaren Street , 92-100 Cardwell Street ADELAIDE	House		1046
64 McLaren Street ADELAIDE	House		1047
65 McLaren Street ADELAIDE	House		1048
66 McLaren Street ADELAIDE	House		1049
68 McLaren Street ADELAIDE	House		1050
81 McLaren Street ADELAIDE	House		1053
84 McLaren Street ADELAIDE	House		1054
27 O'Brien Street ADELAIDE	House		1226
20 Princess Street ADELAIDE	House		236
5-9 Prospect Place ADELAIDE	House		1569
21 Regent Street ADELAIDE	House		1056
23 Regent Street ADELAIDE	House		1057
25 Regent Street ADELAIDE	House		1058
67 Regent Street South ADELAIDE	House		1597
9 Royal Avenue ADELAIDE	House		926
10 Royal Avenue ADELAIDE	House		927
13 Royal Avenue ADELAIDE	House		928
14 Royal Avenue ADELAIDE	House		929
16 Royal Avenue ADELAIDE	House		17459
17 Royal Avenue ADELAIDE	House		930
18 Royal Avenue ADELAIDE	House		931
21 Royal Avenue ADELAIDE	House		932
22 Royal Avenue ADELAIDE	House		933

23 Royal Avenue ADELAIDE	House		934
24 Royal Avenue ADELAIDE	House		935
25 Royal Avenue ADELAIDE	House		17460
26 Royal Avenue ADELAIDE	House		17461
27 Royal Avenue ADELAIDE	House		936
28 Royal Avenue ADELAIDE	House		937
31 Russell Street ADELAIDE	House		1126
2 Sanders Place ADELAIDE	House		1600
307-309 South Terrace 32 - 40 Blackburn Street ADELAIDE	House		953
15 St John Street ADELAIDE	House		938
19 St John Street ADELAIDE	House		939
21 St John Street ADELAIDE	House		940
22 St John Street ADELAIDE	House		941
24 St John Street ADELAIDE	House		942
29 St John Street ADELAIDE	House		943
11 Stafford Street ADELAIDE	House		1128
18-20 Stephens Street ADELAIDE	House		1109
21 Stephens Street ADELAIDE	House		1110
122 Sturt Street ADELAIDE	House		1132
124 Sturt Street ADELAIDE	House		1133
193, Sturt Street 1-7 Little Gilbert Street ADELAIDE	House		1232
218-220 Sturt Street ADELAIDE	House		1233
222 Sturt Street ADELAIDE	House		1234
226 Sturt Street ADELAIDE	House		1235
228 Sturt Street , 2-10 Arthur Street ADELAIDE	House		1236
57 Symonds Place ADELAIDE	House		1114
32 Tucker Street ADELAIDE	House		245
38 Tucker Street ADELAIDE	House		246

44 Tucker Street ADELAIDE	House		247
25 Vincent Place ADELAIDE	House		947
267-271 Wakefield Street ADELAIDE	House		240
273-275 Wakefield Street ADELAIDE	House		241
268 Waymouth Street ADELAIDE	House		210
116 Wright Street ADELAIDE	House		212
120 Wright Street ADELAIDE	House		213
122-124 Wright Street ADELAIDE	House		214
134 Wright Street ADELAIDE	House		215
215 Wright Street ADELAIDE	House		1240
217 Wright Street ADELAIDE	House		1242
221 Wright Street ADELAIDE	House		1245
61-65 Barnard Street (63) NORTH ADELAIDE	House & fence (Kimberley House); Victorian asymmetrically fronted residence and masonry and iron front fence	a d	17559
65-69 Jeffcott Street NORTH ADELAIDE	House & fence ; Edwardian transitional residence and masonry and iron fence.	a d	17496
27-29 Buxton Street NORTH ADELAIDE	House & fence ; Victorian symmetrically fronted residence and masonry and iron front fence. Excludes front porch.	a d	17564
192-196 Childers Street NORTH ADELAIDE	House & fence plinth; Victorian bay fronted residence and front fence plinth	a d	17565
66 Ward Street NORTH ADELAIDE	House & fence; Edwardian transitional masonry residence and masonry and iron fence	a d	17514
97-100 Kingston Terrace NORTH ADELAIDE	House & fence; Two storey 1935 residence and masonry and iron fence	a d	17532
55-57 Mills Terrace (known as 56) NORTH ADELAIDE	House & fence; Two storey Victorian symmetrically fronted residence and masonry and iron fence.	a d	17420
146-148 Gover Street NORTH ADELAIDE	House & fence; Victorian asymmetrically fronted residence and the masonry and iron front fence	a d	17469
98-100 Wellington Square NORTH ADELAIDE	House & fence; Victorian bay fronted residence and the masonry and iron front fence	a d	17484
153-155 Jeffcott Street NORTH ADELAIDE	House & fence; Victorian symmetrically fronted residence and the masonry and iron fence	a d	17418

47-49 Barnard Street NORTH ADELAIDE	House & fence; Victorian symmetrically fronted two storey residence and masonry and iron front fence.	a d	17557
109-110 Strangways Terrace NORTH ADELAIDE	House & wall; Two storey rendered masonry Inter-War Mediterranean residence and brick and stone front and side boundary walls included	a d	17423
96 Kermod Street (known as 94 Kermod Street) NORTH ADELAIDE	House (at rear); Victorian bay fronted residence.	a d	21003
142 Molesworth Street rear of 146 Molesworth Street NORTH ADELAIDE	House (former coach house); Frontage and side wall returns visible from the street	a b d e	402
60-62 Palmer Place (known as 63) NORTH ADELAIDE	House (Harley); Frontage and side wall returns visible from the street	a d	1585
57-59 Barnard Street (55) NORTH ADELAIDE	House (St Joseph's); Victorian asymmetrically fronted residence. Excludes later verandah	a d	17558
182-184 Ward Street NORTH ADELAIDE	House ; Edwardian Arts and Crafts style former residence	a d	17498
79 Lefevre Terrace NORTH ADELAIDE	House ; Federation/Inter-War Bungalow. Excludes later carport	a d	17520
112-116 Barnard Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	297
118-120 Barnard Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	299
31-33 Barton Terrace East NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	642
51-54 Barton Terrace East NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	643
18-20 Brougham Court NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	654
9-11 Buxton Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	1707
34 Buxton Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	311
84 Buxton Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	312
88 Buxton Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	313
92-96 Buxton Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	314

101-105 Buxton Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	316
116-120 Buxton Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	322
45-47 Childers Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	411
62 Childers Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	417
131-133 Childers Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	327
132-136 Childers Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	328
10-12 Finniss Court NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	805
25-27 Gover Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	572
142-144 Gover Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	431
157-159 Gover Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	436
169-171 Gover Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	439
221-225 Gover Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	450
227-231 Gover Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	451
233-235 Gover Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	452
22-24 Hack Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	454
13-19 Hill Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	340
52-60 Hill Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	343
76-79 Hill Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	345
100-104 Hill Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	349

77-79 Jeffcott Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	514
217-219 Jeffcott Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	362
218 Jeffcott Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	460
65-67 Jerningham Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	679
132-136 Kermode Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	665
91-92 Kingston Terrace NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	682
41-43 Lefevre Terrace NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	645
51-53 Lefevre Terrace NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	646
76 Lefevre Terrace NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	647
81-83 Lefevre Terrace NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	648
25-27 Lombard Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	463
25 MacKinnon Parade NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	717
166-168 MacKinnon Parade (167) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	823
114 Margaret Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	592
202 Melbourne Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	276
26-28 Mills Terrace (known as 27) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	365
35-37 Mills Terrace (known as 36) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	366
38-40 Mills Terrace (known as 39) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	367

51-53 Mills Terrace (known as 52) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	369
58-60 Mills Terrace (known as 59) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	370
151-153 Mills Terrace (known as 152) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	379
154-156 Mills Terrace (known as 155) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	380
66-72 Molesworth Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	385
74-78 Molesworth Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	386
144-146 Molesworth Street (known as 144-152) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	401
28-30 Palmer Place (known as 29) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d e	517
63-65 Palmer Place (known as 64) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d e	518
251 Stanley Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	694
19 Strangways Place (known as 5) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	391
111-115 Strangways Terrace (known as 114) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d e	1579
131-133 Strangways Terrace (known as 132) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	392
119-121 Sussex Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	790
125 Sussex Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	791
73 Tynte Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	620
30 Walter Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	524
62-64 Ward Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	632
68-70 Ward Street NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	633

292-300 Ward Street (known as 296) NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	394
55 & 57-59 Wellington Square NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	493
82-84 Wellington Square NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	496
86-88 Wellington Square NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	497
90-92 Wellington Square NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	498
94-96 Wellington Square NORTH ADELAIDE	House ; Frontage and side wall returns visible from the street	a d	499
61-63 Jeffcott Street NORTH ADELAIDE	House ; Two storey Victorian residence. Excludes later enclosure of upper verandah	a d	17495
11-15 Brougham Court NORTH ADELAIDE	House ; Victorian asymmetrically fronted residence	a d	17522
198-200 Tynte Street NORTH ADELAIDE	House ; Victorian asymmetrically fronted residence	a d	17493
16-18 Melbourne Street NORTH ADELAIDE	House ; Victorian single fronted cottage	a d	17448
71 Tower Street North NORTH ADELAIDE	House ; Victorian symmetrically fronted residence	a d	17480
141-145 Hill Street NORTH ADELAIDE	House and fence ; Edwardian transitional asymmetrically fronted masonry residence and masonry and iron front fence	a d	17417
218-220 Melbourne Street (known as 220 Melbourne Street) NORTH ADELAIDE	House and fence plinth; Victorian single fronted former cottage and fence plinth. Excludes porch and rear of building.	a d	21013
214 Melbourne Street NORTH ADELAIDE	House and fence plinth; Victorian symmetrically fronted former residence and fence plinth. Excludes later front porch and rear of building.	a d	21014
44 Jeffcott Street NORTH ADELAIDE	House and fence; Edwardian / federation asymmetrically fronted period residence and masonry and iron fence.	a d	20991
173 Jeffcott Street NORTH ADELAIDE	House and fence; Victorian bay fronted residence and masonry and iron fence.	a d	20988
237-239 Gover Street NORTH ADELAIDE	House and fence; Victorian bay fronted residence and the masonry and iron fence. Excludes later verandah enclosure and rear of building.	a d	20990

14-17 Mills Terrace (known as 16 Mills Terrace) NORTH ADELAIDE	House and fence; Victorian symmetrically fronted residence and masonry and iron fence.	a d	20981
293 Morphett Street ADELAIDE	House and Former Shop		216
197-199 Jeffcott Street (known as 199 Jeffcott Street) NORTH ADELAIDE	House and wall; Victorian asymmetrically fronted residence and front boundary masonry wall. Excludes fence, rear of building and verandah.	a d	20987
34-35 Barton Terrace East (known as 34 Barton Terrace East) NORTH ADELAIDE	House and wall; Victorian bay fronted residence and western boundary masonry wall. Excludes rear of building and fence.	a d	20998
258-260 Stanley Street NORTH ADELAIDE	House and walls; 1913 Edwardian Arts and Crafts style two storey residence and masonry boundary walls to Stanley Street and Lefevre Terrace	a d	17534
1-5 Wellington Square NORTH ADELAIDE	House, fence & wall; Victorian symmetrically fronted residence and masonry and iron front fence and side boundary masonry wall	a d	17483
34-36 Ward Street NORTH ADELAIDE	House, fence & walls; Frontage and side wall returns visible from the street	a d	628
38-40 Lefevre Terrace NORTH ADELAIDE	House, wall & gate; Two storey 1937 Georgian Revival brick residence and masonry wall to Lefevre Terrace and Archer Street	a d e	17518
209-211 Melbourne Street NORTH ADELAIDE	House; Early Victorian house to rear of front office additions	a d	17454
31-35 Lakeman Street NORTH ADELAIDE	House; Early Victorian pre-1842 residence and 1872 addition.	a d	21000
189 Jeffcott Street NORTH ADELAIDE	House; Early Victorian residence	a d	17419
21 Kingston Terrace East NORTH ADELAIDE	House; Early Victorian residence. Excludes front porch	a d	17540
17-19 Childers Street NORTH ADELAIDE	House; Early Victorian residence. Excludes masonry balustrade and verandah infill	a d	17426
15-19 Finniss Court NORTH ADELAIDE	House; Early Victorian residence. Excludes rear additions	a d	17555
34 Provost Street NORTH ADELAIDE	House; Early Victorian residence. Excludes rear of building.	a d	21006
112-114 Buxton Street NORTH ADELAIDE	House; Edwardian residence.	a d	321
18-20 Bevis Street NORTH ADELAIDE	House; Edwardian transitional masonry residence	a d	17503
16 Kingston Terrace East NORTH ADELAIDE	House; Edwardian transitional masonry residence	a d	17539

22-23 Kingston Terrace East NORTH ADELAIDE	House; Edwardian transitional masonry residence	a d	17541
48-50 Walter Street NORTH ADELAIDE	House; Edwardian transitional masonry residence	a d	17494
129-130 Mills Terrace NORTH ADELAIDE	House; Edwardian transitional masonry residence.	a d	20985
86-87 Lefevre Terrace NORTH ADELAIDE	House; Edwardian transitional stone residence	a d	17521
156-160 Hill Street (known as 160 Hill Street) NORTH ADELAIDE	House; Edwardian transitional symmetrically fronted masonry residence. Excludes eastern additions.	a d	20986
313-319 Melbourne Street NORTH ADELAIDE	House; Edwardian/Federation former residence	a d	17434
301-303 Melbourne Street NORTH ADELAIDE	House; Edwardian/Federation residence	a d	17457
15-19 Molesworth Street (known as 9 Molesworth) NORTH ADELAIDE	House; Edwardian/inter-war transitional red brick Tudor revival residence. Includes external joinery and excludes rear of building.	a d	17482
21 Archer Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	536
161-163 Archer Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	503
11 Ashley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	550
13-15 Ashley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	551
5-9 Barnard Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	480
11-13 Barnard Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	481
41-45 Barnard Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	296
101-113 Barnard Street (cnr 37-39 Hill Street) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	342
117-119 Barnard Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d e	298
125-127 Barnard Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	300

162-166 Barnard Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	303
13-14 Barton Terrace East NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	637
17-18 Barton Terrace East NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	638
19-20 Barton Terrace East NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	639
23-24 Barton Terrace East NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	641
184-187 Barton Terrace West NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	304
13-15 Beviss Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	553
14-16 Beviss Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	552
17-19 Beviss Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	554
12-16 Brougham Court NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	652
17-19 Brougham Court NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	653
84-85 Brougham Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	657
91-92 Brougham Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	658
94 Brougham Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	659
96-98 Brougham Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	660
214-216 Brougham Place (known as 215) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	675
217-220 Brougham Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	676

12 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	306
14-16 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	307
15-17 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	308
18-20 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	309
1/ 28 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	310
98-100 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	315
102-104 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	317
106-110 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	318
107-109 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	319
111-113 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	320
152-156 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	323
157-159 Buxton Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	324
14 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	406
22-24 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	407
33-35 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	408
42-44 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	410
46-48 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	412
57-59 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	415

64 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	418
69-71 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	420
73-75 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	421
78-80 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	422
81 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	423
88-90 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	425
92-96 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	426
101-103 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	428
105-107 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	429
112-120 Childers Street (cnr of 202 Jeffcott Street) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	17466
138-140 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	329
141-145 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	330
147-149 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	331
156-160 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	332
166-170 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	333
172-174 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	334
176-178 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	335
182-184 Childers Street (known as 188) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	336

186-190 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	337
198-200 Childers Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	338
13 Curtis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	560
15-17 Curtis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	561
19 Curtis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	563
21-25 Curtis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	565
24 Curtis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	566
26 Curtis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	567
27 Curtis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	568
28 Curtis Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	569
10-12 Finniss Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	807
14-16 Finniss Court NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	806
22-24 Finniss Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	1591
46 Finniss Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	811
92-96 Finniss Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	812
98-100 Finniss Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	813
102-106 Finniss Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	814
108-110 Finniss Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	815
112-114 Finniss Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	816
116 Finniss Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	817
120 Finniss Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	818

18-20 Frederick Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	1574
12-14 Gloucester Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	485
13 Gloucester Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	484
21-23 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	1588
24 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	571
26-28 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	573
34 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	17505
41-43 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	575
42-44 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	576
81-83 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	580
97-99 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	581
151 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	433
161-163 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d e	437
168 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	438
173-175 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	441
177-179 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	442
183 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	443
187 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	444
206 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	445
207-209 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	447

208 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	446
211-215 Gover Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	449
18-20 Hack Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	453
26 Hack Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	455
28-30 Hack Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	456
11-13 Hart Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	697
12-14 Hart Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	698
15 Hart Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	699
16 Hart Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	700
18-20 Hart Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	701
21-25 Hill Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	341
81-85 Hill Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	346
94-98 Hill Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	348
106-108 Hill Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	350
110-112 Hill Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	351
114-116 Hill Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	352
142-146 Hill Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	353
148-154 Hill Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	354
121-123 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	486
167-169 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	356
170-174 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	457
180 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	458

181-183 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	357
187 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	358
191-193 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	359
195 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	360
211-215 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	361
220 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	461
221-223 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	363
228 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	17475
230-232 Jeffcott Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	17476
62-64 Jerningham Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	703
81-83 Jerningham Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	680
82-84 Jerningham Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	706
86-90 Jerningham Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	707
82-86 Kermode Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	663
128-130 Kermode Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	664
137-139 Kermode Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	666
145 Kermode Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	669
156 Kermode Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	671
44 Kingston Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	708

45-46 Kingston Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	709
73-74 Kingston Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d f	711
75 Kingston Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d f	712
76-77 Kingston Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d f	713
78-79 Kingston Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d f	714
86-88 Kingston Terrace (known as 87) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	715
103-108 Kingston Terrace (known as 106) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	683
84-85 Lefevre Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	649
1 MacKinnon Court NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	819
23 MacKinnon Parade NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	716
26-27 MacKinnon Parade NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	718
28 MacKinnon Parade NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	719
29-30 MacKinnon Parade NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	720
33-35 MacKinnon Parade (known as 34) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	721
76-78 MacKinnon Parade (known as 77) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	722
158-160 MacKinnon Parade (159) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	822
169-170 MacKinnon Parade NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	824

6-8 Mann Terrace (known as 7) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	723
9-10 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	724
11 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	725
12-13 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	726
14 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	727
15 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	728
17 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	729
18 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	730
19-20 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	731
43-44 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	737
49-50 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	740
51-52 Mann Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	741
20 Mansfield Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	506
24 Mansfield Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	466
26 Mansfield Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	467
27 Mansfield Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	468
71 Margaret Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	586
73 Margaret Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	588
76 Margaret Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	590

116 Margaret Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	593
117-119 Margaret Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	594
142-146 Margaret Street (known as 46-48 Gover Street) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	578
30-32 Melbourne Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	269
185-187 Melbourne Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	277
241-255 Melbourne Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	279
18-25 Mills Terrace (known as 19) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	364
44-45 Mills Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	368
67-70 Mills Terrace (known as 68) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	371
86-90 Mills Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	372
91-93 Mills Terrace (known as 92) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	373
94-97 Mills Terrace (known as 96) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	374
131-133 Mills Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	375
134-136 Mills Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	376
146-147 Mills Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	377
148-150 Mills Terrace (known as 149) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	378

16-36 Molesworth Street (known as 22) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	1577
35 Molesworth Street (known as 23) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	381
43-45 Molesworth Street (known as 33) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	1578
52-54 Molesworth Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	382
58-60 Molesworth Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	383
62-64 Molesworth Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	384
79-85 Molesworth Street (known as 81) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	388
80-86 Molesworth Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	387
118-122 Molesworth Street (known as 120) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	389
172-176 Molesworth Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	390
96-98 Old Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	684
87-90 Palmer Place (known as 160 Kermode Street) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	17464
5-9 Provost Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	742
8-10 Provost Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	743
15-19 Provost Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	744
26 Provost Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	745
28 Provost Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	746
30-32 Provost Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	747
12 Ralston Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	605

14 Ralston Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	606
16 Ralston Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	607
17-19 Ralston Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	609
18 Ralston Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	608
21-23 Ralston Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	610
22-24 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	748
26 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	749
28-30 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	750
34-38 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	751
40 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	752
41 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	753
62-66 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	755
63-65 Stanley Street (known as 65) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	754
70 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	757
77-79 Stanley Street (known as 83) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	759
81-85 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	760
87 Stanley Street (known as 85) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	761
91 Stanley Street (known as 89) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	762
105-107 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	764
115 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	765

124-128 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	766
130-132 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	767
134-136 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	768
138-140 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	769
142-144 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	770
143-145 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	771
146-148 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	772
149-151 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	773
182-184 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	686
192-196 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	687
197-199 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	688
223-227 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	691
245-249 Stanley Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	693
31-33 Strangways Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	519
36-38 Strangways Terrace (known as 37) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	520
39-40 Strangways Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	521
45 Strangways Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	522

66-75 Strangways Terrace (known as 68) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d e	523
141-142 Strangways Terrace NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	393
11-13 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	776
12-14 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	1590
26-30 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	779
27 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	780
46-48 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	781
53 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	782
99 & 101-103 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	784
110-112 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	785
114 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	787
118 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	789
127 Sussex Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	792
21 Travers Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	470
2 Tynte Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	471
6 Tynte Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	472
8 Tynte Place NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	473
18-20 Tynte Street (known as 22) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	611
22-24 Tynte Street (known as 24) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	612
33-39 Tynte Street (known as 35) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	614
34-36 Tynte Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	615
38-40 Tynte Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	616

61 Tynte Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	617
62-80 Tynte Street (known as 57-75 Gover Street) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	579
63-65 Tynte Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	618
93-97 Tynte Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d e f	622
59 Walter Street (known as 53) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	509
61-63 Walter Street (known as 57) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	510
65-67 Walter Street (known as 61) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	511
22 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	624
28 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	627
38 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	629
40 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	630
58-60 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	631
94-96 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	634
265-267 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	525
269-271 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	526
273-275 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	527
277-279 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	528
305-309 Ward Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	529
41-45 Wellington Square NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	489
46 Wellington Square NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	491
50 Wellington Square NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	492

12-14 West Pallant Street NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	793
16-20 West Pallant Street (known as 18) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d	794
29-33 West Pallant Street (known as 31) NORTH ADELAIDE	House; Frontage and side wall returns visible from the street	a d e	795
165-167 Barnard Street NORTH ADELAIDE	House; Inter-War Bungalow style residence	a d	17562
29-31 Cambridge Street NORTH ADELAIDE	House; Inter-War Bungalow style residence	a d	17488
142-146 Kermod Street NORTH ADELAIDE	House; Inter-War Bungalow style residence	a d	17524
15-19 Lefevre Terrace NORTH ADELAIDE	House; Inter-War Bungalow style residence	a d	17517
81-83 Palmer Place NORTH ADELAIDE	House; Inter-War Georgian revival style residence	a d	17526
138-140 Kermod Street NORTH ADELAIDE	House; Inter-War Old English revival style residence	a d	667
55-57 Molesworth Street (known as 47) NORTH ADELAIDE	House; Inter-War Old English revival style residence	a d	17421
65-73 Molesworth Street (known as 61 Molesworth Street) NORTH ADELAIDE	House; Inter-war Old English revival style residence. Excludes rear of building.	a d	20989
61-71 Wellington Square NORTH ADELAIDE	House; Inter-War/Post-War Old English revival style residence	a d	495
66-67 Pennington Terrace NORTH ADELAIDE	House; Post war Georgian revival style residence. Excludes rear of building.	a d	20999
10 Colley Street NORTH ADELAIDE	House; Single fronted Victorian cottage. Excludes verandah details	a d	17535
117-128 Mills Terrace (known as 120 Mills Terrace) NORTH ADELAIDE	House; Single storey red brick Edwardian residence. Excludes later eastern additions.	a d	20984
198-204 Stanley Street (known as 198 Stanley Street) NORTH ADELAIDE	House; Two storey Inter-war Georgian revival style residence. Excludes later additions and rear of building.	a d	21004

47-49 Kingston Terrace (known as 48) NORTH ADELAIDE	House; Two storey Post War residence	d e	17543
7 Childers Street NORTH ADELAIDE	House; Two storey residence. Excludes verandah and balcony	a d	17435
56-60 Wellington Square NORTH ADELAIDE	House; Two storey Victorian asymmetrically fronted residence	a d	494
137-140 Strangways Terrace NORTH ADELAIDE	House; Two-storey Edwardian / Federation period bluestone and brick residence. Excludes northern / rear wall.	a d	20980
187-195 Stanley Street (known as 195 Stanley Street) NORTH ADELAIDE	House; Two-storey Inter-War Mediterranean style residence. Excludes rear of building.	a d	21005
114-116 Mills Terrace (known as 116 Mills Terrace) NORTH ADELAIDE	House; Two-storey red brick Edwardian residence. Excludes rear of building.	a d	20983
98-100 Kermod Street (known as 98 Kermod Street) NORTH ADELAIDE	House; Two-storey Victorian symmetrically fronted residence. Excludes rear single storey building.	a d	21002
213-215 Melbourne Street NORTH ADELAIDE	House; Victorian and earlier sections of the symmetrically fronted former residence	a d	17455
18-20 Finniss Court NORTH ADELAIDE	House; Victorian asymmetrically fronted brick residence. Excludes verandah and rear lean to	a d	17428
13-15 Ralston Street NORTH ADELAIDE	House; Victorian asymmetrically fronted cottage	a d	17510
196 Melbourne Street NORTH ADELAIDE	House; Victorian asymmetrically fronted former residence	a d	17452
141-143 Gover Street NORTH ADELAIDE	House; Victorian asymmetrically fronted residence	a d	17467
118-120 Hill Street NORTH ADELAIDE	House; Victorian asymmetrically fronted residence	a d	17416
13-15 Kingston Terrace East (known as 14) NORTH ADELAIDE	House; Victorian asymmetrically fronted residence	a d	17538
37 MacKinnon Parade (cnr Colley St) NORTH ADELAIDE	House; Victorian asymmetrically fronted residence	a d	17545
71-73 MacKinnon Parade (known as 72) NORTH ADELAIDE	House; Victorian asymmetrically fronted residence	a d	17546

153 Strangways Terrace NORTH ADELAIDE	House; Victorian asymmetrically fronted residence. Excludes later front additions	a d	17424
75-77 Tynte Street NORTH ADELAIDE	House; Victorian bay fronted residence	a d	17512
98-100 Mills Terrace (known as 99 Mills Terrace) NORTH ADELAIDE	House; Victorian bay fronted residence. Excludes entry porch.	a d	20982
38-40 Pennington Terrace NORTH ADELAIDE	House; Victorian residence	a d e	17527
181 Gover Street NORTH ADELAIDE	House; Victorian single fronted cottage	a d	17471
22 Mansfield Street NORTH ADELAIDE	House; Victorian single fronted cottage	a d	464
118 Margaret Street NORTH ADELAIDE	House; Victorian single fronted cottage	a d	17509
104 Tynte Street NORTH ADELAIDE	House; Victorian single fronted cottage.	a d	20995
20 Melbourne Street NORTH ADELAIDE	House; Victorian single fronted cottage. Excludes later porch	a d	17449
20 Ralston Street NORTH ADELAIDE	House; Victorian single fronted cottage. Excludes rear of building.	a d	20993
108 Melbourne Street NORTH ADELAIDE	House; Victorian single fronted former cottage	a d	17451
22 Chapel Street (rear of 141 Tynte Street) NORTH ADELAIDE	House; Victorian single fronted residence.	a d	17489
11-13 Edith Place NORTH ADELAIDE	House; Victorian symmetrically fronted residence	a d	17553
14-16 Gover Street NORTH ADELAIDE	House; Victorian symmetrically fronted residence	a d	17504
89-90 Kingston Terrace NORTH ADELAIDE	House; Victorian symmetrically fronted residence	a d	17544
41-42 Mann Terrace NORTH ADELAIDE	House; Victorian symmetrically fronted residence	a d	17548
155-156 Strangways Terrace NORTH ADELAIDE	House; Victorian symmetrically fronted residence	a d	17425
122-126 Jeffcott Street NORTH ADELAIDE	House; Victorian symmetrically fronted residence and the masonry and iron fence	a d	1583
41-43 Barton Terrace East NORTH ADELAIDE	House; Victorian symmetrically fronted residence. Excludes later entrance gablet	a d	17515

111 MacKinnon Parade NORTH ADELAIDE	House; Victorian symmetrically fronted residence. Excludes rear of building.	a d	21009
53-55 Gover Street NORTH ADELAIDE	House; Victorian symmetrically fronted residence. Excludes verandah	a d	17511
147 Kermode Street NORTH ADELAIDE	House; Victorian symmetrically fronted two storey residence. Excludes rear of building.	a d	21001
17-19 Hart Street NORTH ADELAIDE	House; Victorian transitional masonry residence	a d	17567
13-15 Melbourne Street NORTH ADELAIDE	House; Victorian/Edwardian transitional asymmetrically fronted residence	a d	17446
17 Melbourne Street NORTH ADELAIDE	House; Victorian/Edwardian transitional asymmetrically fronted residence	a d	17447
281 Melbourne Street NORTH ADELAIDE	House; Victorian/Edwardian transitional masonry residence. Excludes front additions	a d	17456
18-22 Gibbon Lane NORTH ADELAIDE	Houses; Frontage and side wall returns visible from the street	a d	339
119-122 MacKinnon Parade known as 120 NORTH ADELAIDE	Kathleen Lumley College; Two and three storey face red brick residential college and front boundary brick wall	a c d f	17431
* 29-31 O'Brien Street ADELAIDE	Keith Sheridan and Simpson Cottages		1257
20-24 Leigh Street ADELAIDE	Leigh Chambers	a	27073
187-199 Archer Street NORTH ADELAIDE	Lutheran Church Office; Institutional building. Excludes later single storey addition on eastern side	a c d e	17485
11-29 Union Street ADELAIDE	Market Façade (designated site comprises that part of the CT to a depth of 4 metres from the Union Street alignment)		1346
* 294-300 Gilbert Street ADELAIDE	Mark's Cottages		1256
King William Road Elder Park ADELAIDE	Memorial to Jah Gardener		1260
101-119 Hutt Street ADELAIDE	Naval Military & Air Force Club		1571
160-162 Hindley Street 34 - 40 Morphett Street ADELAIDE	New Century Hotel		105
37-39 Angas Street ADELAIDE	Office		220
61-63 Carrington Street ADELAIDE	Office		1085
72-74 Wright Street 35 - 39 Market Street ADELAIDE	Office (Former Deaf and Dumb Mission)		1706

281-285 Wakefield Street ADELAIDE	Office (former house) designated site comprises that part of the CT to a depth of half town acre 352 from the Wakefield Street alignment		242
111 King William Street ADELAIDE	Office (former Mutual Chambers)		93
116 Grote Street ADELAIDE	Office and Hall (Former Seventh Day Adventist Church and Liquor Trades Hall)		162
178 Tynte Street NORTH ADELAIDE	Office; 1900 single storey building	a b c d e	17492
15-19 Bentham Street ADELAIDE	Offices		125
17-19 Chesser Street 9 - 17 French Street ADELAIDE	Offices		132
223-227 Gouger Street ADELAIDE	Offices		192
190-194 Waymouth Street ADELAIDE	Offices		141
26-30 Roper Street ADELAIDE	Offices (Former Blacksmith's Shop) (Conservation site comprises that part of the above CT to a depth of half Town Acre 298 from the Roper Street alignment)		238
171-173 Halifax Street ADELAIDE	Offices (former Shop)		1064
217-219 Flinders Street ADELAIDE	Offices and Laboratories (Flinders Hall Former St Paul's School)		249
165 MacKinnon Parade NORTH ADELAIDE	Offices; Circa 1970 two storey brick and concrete offices	a d e	17433
179-181 Ward Street (known as 175) (Rear of 60-62 Palmer Place) NORTH ADELAIDE	Offices; Frontage and side wall returns visible from the street	a b d	1586
88 Wright Street 34 - 40 Compton Street ADELAIDE	Old Queens Arms Hotel		225
2-8 Spencer Street ADELAIDE	Outbuilding		217
193-195 Gover Street NORTH ADELAIDE	Outbuilding; Single storey skillion roofed masonry outbuilding to rear of house. Excludes residence	a d	17472
13-15 Hindley Street 2 - 8 Gilbert Street ADELAIDE	Paringa Building		98
14 Leigh Street ADELAIDE	Part shop (part former Hooper's)		107
22-28 Stephens Street , 24-28 Sanders ADELAIDE	Place Row Houses		1111
58-60 Hindley Street ADELAIDE	Princes Berkeley Hotel		111

71-75 Lefevre Terrace NORTH ADELAIDE	Princes Lodge; Two storey 1913 former residence	a d	17519
21-23 Finniss Street NORTH ADELAIDE	Providence Chapel; Gable ended hall	a c d	17556
182-184 North Terrace ADELAIDE	Queen Adelaide Club		1564
20-22 Gilbert Place ADELAIDE	Quelltaler House		92
2-34 Hill Street (associated with original Calvary Hospital Buildings) NORTH ADELAIDE	Red brick fence; Full extent of red brick fence to Hill Street and Barnard Street	d	17566
18 Leigh Street ADELAIDE	Restaurant		113
112-116 Flinders Street ADELAIDE	Restaurant		165
65a-67 Gouger Street 2-6 Compton Street ADELAIDE	Restaurant		152
91-93a Gouger Street 1 - 7 Field Street ADELAIDE	Restaurant		155
114 Grote Street ADELAIDE	Restaurant		158
42-46 Hindley Street 32 - 40 Bank Street ADELAIDE	Restaurant		100
218 Rundle Street 35 - 39 Frome Street ADELAIDE	Restaurant		172
284 Rundle Street ADELAIDE	Restaurant		177
128-130 Rundle Mall ADELAIDE	Richmond Arcade and Hotel		118
111-115 Hindley Street 1 - 11 Rosina Street ADELAIDE	Rio's Nightclub		103
20 Gray Street ADELAIDE	Row House		145
22 Gray Street ADELAIDE	Row House		146
24 Gray Street ADELAIDE	Row House		147
26 Gray Street ADELAIDE	Row House		148
28 Gray Street ADELAIDE	Row House		149
30 Gray Street ADELAIDE	Row House		150
14 Alfred Street ADELAIDE	Row House		1142
16 Alfred Street ADELAIDE	Row House		1143

18 Alfred Street ADELAIDE	Row House		1144
22 Byron Place ADELAIDE	Row House		187
22a Byron Place ADELAIDE	Row House		188
24 Byron Place ADELAIDE	Row House		189
26 Byron Place ADELAIDE	Row House		190
28 Byron Place ADELAIDE	Row House		191
235 Gilbert Street ADELAIDE	Row House		1187
12 Oakley Street ADELAIDE	Row House		199
20 Oakley Street ADELAIDE	Row House		203
11-19 Regent Street North ADELAIDE	Row House		21945
15 Russell Street ADELAIDE	Row House		1123
17 Russell Street ADELAIDE	Row House		1124
19 Russell Street ADELAIDE	Row House		1125
54 Childers Street NORTH ADELAIDE	Row house; Attached Victorian single fronted cottage	a d	414
23 Mansfield Street NORTH ADELAIDE	Row house; Frontage and side wall returns visible from the street	a d	465
21 Mansfield Street NORTH ADELAIDE	Row house; Row of Victorian single fronted cottages	a d	17477
25 Mansfield Street NORTH ADELAIDE	Row house; Row of Victorian single fronted cottages		17478
113 Jeffcott Street NORTH ADELAIDE	Row house; Single storey early Victorian row house. Excludes front verandah.	a d	20992
* 14-18a Claxton Street ADELAIDE	Row Houses		1248
11-19 Gray Street ADELAIDE	Row Houses		144
23-27 Ada Street ADELAIDE	Row Houses		835
26-30 Ada Street ADELAIDE	Row Houses		836
19-23 Blackburn Street ADELAIDE	Row Houses		961
15-17 Cairns Street ADELAIDE	Row Houses		967
28-30 Cardwell Street ADELAIDE	Row Houses		1072
101-103 Carrington Street ADELAIDE	Row Houses		1089
245-249 Carrington Street ADELAIDE	Row Houses		972

291 & 295 Carrington Street ADELAIDE	Row Houses		977
332-340 Carrington Street ADELAIDE	Row Houses		839
333-339 Carrington Street 2-8 Corryton Street ADELAIDE	Row Houses		17458
10-14 Castle Street ADELAIDE	Row Houses		983
10-20 Charlotte Street , 2-10 Charlotte Place ADELAIDE	Row Houses		988
52a-70 Corryton Street ADELAIDE	Row Houses		854
17-19 Edward Street ADELAIDE	Row Houses		1177
14-20 George Court ADELAIDE	Row Houses		1178
275-279 Gilbert Street ADELAIDE	Row Houses		1198
137-139 Gilles Street ADELAIDE	Row Houses		1094
297-299 Gilles Street ADELAIDE	Row Houses		1006
9-13 Gladstone Street ADELAIDE	Row Houses		877
10-20 Gladstone Street ADELAIDE	Row Houses		878
76-82 Halifax Street ADELAIDE	Row Houses		1095
111-117 Halifax Street 1-7 Stephen Street ADELAIDE	Row Houses		1096
10-16 James Street ADELAIDE	Row Houses		905
22-26 Kate Court ADELAIDE	Row Houses		915
13-13a & 17 Kenton Street ADELAIDE	Row Houses		1076
22-26 Little Sturt Street ADELAIDE	Row Houses		1216
14-20 Louisa Street ADELAIDE	Row Houses		1021
13-15 Marion Street ADELAIDE	Row Houses		919
26-30a Market Street ADELAIDE	Row Houses		224
18-24 Maxwell Street ADELAIDE	Row Houses		1218
28-32 Maxwell Street ADELAIDE	Row Houses		1220
25-35 McLaren Street ADELAIDE	Row Houses		1035
49-51 McLaren Street ADELAIDE	Row Houses		1041

50-52 McLaren Street ADELAIDE	Row Houses		1042
11-19 Murrays Lane ADELAIDE	Row Houses		1223
12-14 Murrays Lane ADELAIDE	Row Houses		1224
16-20 Murrays Lane ADELAIDE	Row Houses		1225
61-65 Regent Street South ADELAIDE	Row Houses		1596
3-7 Sanders Place ADELAIDE	Row Houses		1107
6-10 Sanders Place ADELAIDE	Row Houses		1105
36-38 Sanders Place ADELAIDE	Row Houses		1106
11-15 St. Lukes Place ADELAIDE	Row Houses		1227
1-7a Stafford Street 22 - 26 Owen Street ADELAIDE	Row Houses		1127
11-19 Stephens Street ADELAIDE	Row Houses		1108
29-33 Stephens Street , 17-19 Sanders Place ADELAIDE	Row Houses		1113
15-19a Wakeham Street ADELAIDE	Row Houses		1062
11-15 Weil Street ADELAIDE	Row Houses		1237
202-212 Wright Street , 2-10 Millers Court ADELAIDE	Row Houses		1607
219-219a Wright Street ADELAIDE	Row Houses		1244
261-275 Wright Street ADELAIDE	Row Houses		1246
279-291 Wright Street ADELAIDE	Row Houses		1247
42-44, 46 & 48 Ward Street NORTH ADELAIDE	Row houses; Edwardian row cottages. Excludes front wall/fence addition	a d	17513
11-19 Arthur Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	696
21, 23, 25, 27 & 29 Barnard Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	483
50 & 52 Childers Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	413
68, 70, 72 & 74 Childers Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	419

85, 87 & 87a Childers Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	424
102, 104 & 108 Childers Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	427
13, 15, 17 & 19 Frederick Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	275
25, 27, 29, 31, 33-35 George Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	570
101, 103-105 & 107-109 Gover Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	582
115, 117, 119 Jeffcott Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	516
4-10 Jerningham Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	702
13, 15 & 17-19 Little Archer Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	583
121-129 Margaret Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	595
72, 74, 76, 76a, 78 & 80 Stanley Street NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	758
79, 81, 83, 83a, 85, 85a & 87 Sussex Street (known as 79, 81, 81a, 83, 83a & 85) NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street		783
14, 16, 18a & 20 Travers Place NORTH ADELAIDE	Row houses; Frontage and side wall returns visible from the street	a d	469
49 O'Connell Street NORTH ADELAIDE	Row shop; Part of row of two storey shops	a c d	17437
45,47, 49a & 51 O'Connell Street NORTH ADELAIDE	Row shops; Frontage and side wall returns visible from the street	a c d	259
25 & 25a O'Connell Street NORTH ADELAIDE	Row shops; Row of single storey shops	a c d	17436
125-127 Hindley Street ADELAIDE	Royal Admiral Hotel		104
63-69 Angas Street 2 - 12 Moore Street ADELAIDE	Royalty Theatre		229

84-90 Carrington Street , 34-30 Moore Street ADELAIDE	Saracens Head Hotel		1086
26-30 Grote Street ADELAIDE	Sarnia Building		134
72-74 Kermode Street NORTH ADELAIDE	Semi detached former houses; Frontage and side wall returns visible from the street	a d	662
259-261 Stanley Street NORTH ADELAIDE	Semi-detached house & fences; Victorian symmetrically fronted residences and masonry and iron fences	a d	17533
115 Sussex Street NORTH ADELAIDE	Semi-detached house ; Early Victorian residence	a d e	17552
21-21a Wakeham Street ADELAIDE	Semi-detached House,		1067
99 Stanley Street NORTH ADELAIDE	Semi-detached house; Early Victorian gable ended attached cottage	a d	17550
1 Taskers Lane NORTH ADELAIDE	Semi-detached house; Early Victorian pair of cottages	a d	17479
60 Childers Street NORTH ADELAIDE	Semi-detached house; Early Victorian residence. Excludes entrance porch	a d	17427
22 Bevis Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	556
58 Childers Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	416
147 Gover Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	432
158 Gover Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	435
214 Jeffcott Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	459
63 Jerningham Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	678
16 Mansfield Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	505
20 Murray Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	601
97 Stanley Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	763
253-257 Stanley Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street	a d	695
113 Sussex Street NORTH ADELAIDE	Semi-detached house; Frontage and side wall returns visible from the street		786
18 Mansfield Street NORTH ADELAIDE	Semi-detached house; Inter-War Bungalow style residence	a d	17490
145 Gover Street NORTH ADELAIDE	Semi-detached house; Victorian single fronted and double fronted cottage. Excludes later changes to verandah	a d	17468
61 Jerningham Street NORTH ADELAIDE	Semi-detached house; Victorian single fronted cottage	a d	17531

24 Bevis Street NORTH ADELAIDE	Semi-detached house; Victorian symmetrically fronted pair of residences. Excludes rear of building.	a d	20994
* 22-24 Claxton Street ADELAIDE	Semi-detached Houses		1250
23-25 Wakeham Street ADELAIDE	Semi-detached Houses		1068
54-56 Cardwell Street 2 - 4 Hume Street ADELAIDE	Semi-Detached Houses		1073
15-17 Edith Place NORTH ADELAIDE	Semi-detached houses & fence to 15 and wall; Pair of Victorian single fronted cottages and timber picket fence to 15 and southern boundary masonry wall and pier to 15	a d	17554
55-56 & 57 Barton Terrace East NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	644
117-118 & 119-120 Barton Terrace West NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	403
188 & 190 Barton Terrace West NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	305
26 & 28 Boulton Street NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	559
118-120 Brougham Place NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	661
227 & 228-229 Brougham Place NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	677
122-124 & 126-130 Childers Street NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	325
155 Gover Street NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	434
88-94 Jeffcott Street NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	515
222-224 & 226 Jeffcott Street NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	462
117 & 117A Sussex Street NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	788
67 & 69 Tynte Street NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	619
42 & 44 Wellington Square NORTH ADELAIDE	Semi-detached houses ; Frontage and side wall returns visible from the street	a d	490

134-136 Gover Street NORTH ADELAIDE	Semi-detached houses ; Pair of early Victorian two storey residences	a d	430
12 & 14 Colley Street NORTH ADELAIDE	Semi-detached houses ; Pair of Edwardian single fronted residences	a d	17536
14-16 Wakeham Street ADELAIDE	Semi-detached Houses and Walling		1066
22 Murray Street NORTH ADELAIDE	Semi-detached houses.; Pair of Victorian single fronted cottages.	a d	20997
33-34 Kingston Terrace NORTH ADELAIDE	Semi-detached houses; Early Victorian/Victorian residence divided into two dwellings. Exclude verandah to Francis Street frontage and front entrance porch to Kingston Terrace frontage	a d	17542
59-61 Sussex Street NORTH ADELAIDE	Semi-detached houses; Edwardian residences	a d	17551
23 & 27 Cambridge Street NORTH ADELAIDE	Semi-detached houses; Edwardian residences. Excludes verandah	a d	17487
97 & 99 Archer Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	548
17 & 19 Barnard Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	482
152-154 Barnard Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	301
156 & 158-160 Barnard Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	302
11 & 12 Barton Terrace East NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	636
21-22 Barton Terrace East NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	640
133 & 134 Barton Terrace West NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	405
21 & 23 Bevis Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	555
25 & 27 Bevis Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	557
26 & 28 Bevis Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	558

22 & 24 Brougham Court NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	655
26 & 28 Brougham Court NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	656
41-43 Childers Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	409
49-55 Childers Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	1580
16 & 18 Curtis Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	562
20 & 22 Curtis Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	564
14-20 Finniss Street (known as 16 & 18) NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	808
36 & 38-40 Finniss Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	809
36-38 & 40 Gover Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	574
172 & 174 Gover Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	440
88 & 90-92 Hill Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	347
66-68 & 70-72 Jerningham Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	704
152-154 Kermod Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	670
18 & 20 Little Archer Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	584
2 & 3 MacKinnon Court NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	820
31 & 32 Mann Terrace NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	732
33 & 34 Mann Terrace NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	733

37 & 38 Mann Terrace NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	734
39 & 40 Mann Terrace NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	735
45 & 46 Mann Terrace NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	738
68 & 68a Margaret Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	585
72 & 72a Margaret Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	587
111 & 113 Margaret Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	591
231-235 & 237-239 Melbourne Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	278
10 & 12 Molesworth Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	488
11 & 13 Murray Street (known as 11 & 11a) NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	596
12 & 14 Murray Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	597
15 & 17 Murray Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	598
16 & 18 Murray Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	599
19 & 21 Murray Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	600
23 & 25 Murray Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	602
24 & 26 Murray Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	603
28 & 30 Murray Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	604
201-203 & 205-209 Stanley Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	689

7 & 9 Sussex Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	774
8 & 10 Sussex Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	775
15 & 17 Sussex Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	777
22 & 24 Sussex Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	778
10 & 12 Tynte Place NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	474
26 & 28 Tynte Street NORTH ADELAIDE	Semi-detached houses; Frontage and side wall returns visible from the street	a d	613
202 & 204 Archer Street NORTH ADELAIDE	Semi-detached houses; Pair of Edwardian masonry residences	a d	17486
143-145 & 147 Tynte Street NORTH ADELAIDE	Semi-detached houses; Pair of Edwardian transitional masonry former residences	a d	17491
81 & 83 Tower Street North NORTH ADELAIDE	Semi-detached houses; Pair of Edwardian transitional masonry residences	a d	17481
22 & 24-26 Dunn Street NORTH ADELAIDE	Semi-detached Houses; Pair of single storey Edwardian single fronted cottages	a d	17537
148-150 Barnard Street NORTH ADELAIDE	Semi-detached houses; Pair of two storey Victorian single fronted residences	a d	17561
21-22 & 23 Mann Terrace NORTH ADELAIDE	Semi-detached houses; Pair of Victorian asymmetrically fronted residences	a d	17547
26-30 Finniss Street (known as 30 & 32) NORTH ADELAIDE	Semi-detached houses; Pair of Victorian bay fronted residences	a d	17429
98-100 Gover Street NORTH ADELAIDE	Semi-detached houses; Pair of Victorian bay fronted residences	a d	17506
208-210 Melbourne Street NORTH ADELAIDE	Semi-detached houses; Pair of Victorian single fronted chamber cottages. Excludes later front porch and rear of building.	a d	21015
153 Gover Street NORTH ADELAIDE	Semi-detached houses; Pair of Victorian single fronted cottages	a d	17470
204 & 206 Melbourne Street NORTH ADELAIDE	Semi-detached houses; Pair of Victorian single fronted former cottages. Excludes later front porch	a d	17453
104 Ward Street NORTH ADELAIDE	Semi-detached office; Part of early Victorian two storey former residence	a d	17444

106 & 108 Ward Street NORTH ADELAIDE	Semi-detached offices; Pair of early Victorian two storey former residences	a d	17445
89 & 91 O'Connell Street NORTH ADELAIDE	Semi-detached shops; c1875 one storey shops. Excludes shopfront to 89	a c d	17438
188-190 Tynte Street NORTH ADELAIDE	Semi-detached shops; Frontage and side wall returns visible from the street	a c d	508
123 Waymouth Street 2 - 10 Cannon Street ADELAIDE	Shakespeare Chambers		140
* 175-177 Sturt Street ADELAIDE	Shop		1258
73 Hindley Street ADELAIDE	Shop		101
73a Hindley Street ADELAIDE	Shop		102
200 Hutt Street ADELAIDE	Shop		286
27 Regent Street ADELAIDE	Shop		1059
41 Rundle Mall ADELAIDE	Shop		115
99a Rundle Mall ADELAIDE	Shop		116
124-126 Rundle Mall ADELAIDE	Shop		117
227 Rundle Street ADELAIDE	Shop		173
244 Rundle Street ADELAIDE	Shop		174
80-82 Melbourne Street (known as 82-84) NORTH ADELAIDE	Shop & Dwelling; Two storey 1883 building	a c d	17549
66 Gawler Place ADELAIDE	Shop (former bank)		129
95 O'Connell Street NORTH ADELAIDE	Shop ; c1875 one storey shop	a c d	17439
97 O'Connell Street NORTH ADELAIDE	Shop ; c1875 two storey shop	a c d	17440
161-165 Jeffcott Street NORTH ADELAIDE	Shop ; Frontage and side wall returns visible from the street	a b c d	355
59 Jerningham Street NORTH ADELAIDE	Shop ; Frontage and side wall returns visible from the street	a c d	268
21 O'Connell Street (includes 122- 123 Ward Street) NORTH ADELAIDE	Shop ; Frontage and side wall returns visible from the street	a c d f	254
75-77 & 79 Melbourne Street NORTH ADELAIDE	Shop and former dwelling; Frontage and side wall returns visible from the street	a c d	271

68 Stanley Street NORTH ADELAIDE	Shop and house; Frontage and side wall returns visible from the street	a c d	756
273-277 Waymouth Street ADELAIDE	Shop and Residence		218
265-269 Gilles Street ADELAIDE	Shop and Terrace Houses		1063
124 O'Connell Street NORTH ADELAIDE	Shop; c1885 one storey shop	a c d	17441
175-177 O'Connell Street NORTH ADELAIDE	Shop; c1890 one storey shop	a c d	17442
58-60 Jerningham Street NORTH ADELAIDE	Shop; Frontage and side wall returns visible from the street	a d e	267
24 O'Connell Street NORTH ADELAIDE	Shop; Frontage and side wall returns visible from the street	a c d	256
26 O'Connell Street NORTH ADELAIDE	Shop; Frontage and side wall returns visible from the street	a c d	257
27 O'Connell Street NORTH ADELAIDE	Shop; Frontage and side wall returns visible from the street	a c d	258
52-60 O'Connell Street NORTH ADELAIDE	Shop; Frontage and side wall returns visible from the street	a c d	264
201-205 O'Connell Street NORTH ADELAIDE	Shop; Frontage and side wall returns visible from the street	a d	265
139 Tynte Street NORTH ADELAIDE	Shop; Frontage and side wall returns visible from the street	a c d	507
74-78 Hindley Street ADELAIDE	Shops		112
61-63 Grote Street ADELAIDE	Shops		156
198-200 Rundle Street ADELAIDE	Shops		170
214a-216 Rundle Street ADELAIDE	Shops		171
258-258a Rundle Street ADELAIDE	Shops		176
296-298 Rundle Street ADELAIDE	Shops		178
111-113 & 115-119 Melbourne Street NORTH ADELAIDE	Shops & houses; Frontage and side wall returns visible from the street	a c d	273
261-265 Waymouth Street ADELAIDE	Shops (Former Terrace Houses)		219
* 274-280 Halifax Street 199 Hutt Street ADELAIDE	Shops and Offices		291

6a-8 Rundle Mall ADELAIDE	Shops and Offices		96
229a Rundle Street ADELAIDE	Shops and Offices		179
231a and b Rundle Street ADELAIDE	Shops and Offices		180
233a Rundle Street ADELAIDE	Shops and Offices		181
235 Rundle Street ADELAIDE	Shops and Offices		182
235a Rundle Street ADELAIDE	Shops and Offices		183
237 Rundle Street ADELAIDE	Shops and Offices		184
65-67 Grote Street ADELAIDE	Shops and restaurant		157
122-130 Gouger Street ADELAIDE	Shops and Studio		163
114-118 O'Connell Street NORTH ADELAIDE	Shops; c1885 two storey row of shops.	a c d	21011
53-55 O'Connell Street NORTH ADELAIDE	Shops; Frontage and side wall returns visible from the street	a c d	263
207-211 O'Connell Street (known as 207-209 O'Connell Street) NORTH ADELAIDE	Shops; Pair of attached two storey c1890 former dwellings. Excludes additions to western elevation.	a d	21012
186-195 Brougham Place NORTH ADELAIDE	St Ann's College Buildings; Two storey modified Victorian residences	a b c d	17530
* 31-39 Whitmore Square , 142-152 Sturt Street ADELAIDE	St Luke's Rectory		1602
77-91 Kermode Street NORTH ADELAIDE	St Marks College & fence (Memorial building); Three storey main brick building and masonry fence	a b c d e	17523
152-160 Wakefield Street ADELAIDE	St Stephen's Lutheran Church		243
14 Cavan Place ADELAIDE	Stable		1163
Sir Edwin Smith Avenue Angas Gardens NORTH ADELAIDE	Statue of His Majesty King George V and Pedestal		1265
17-19 Hindley Street ADELAIDE	Tattersalls Hotel		109
154-160 Carrington Street ADELAIDE	Terrace House		1083
75 Angas Street ADELAIDE	Terrace House		231
77 Angas Street ADELAIDE	Terrace House		232
79 Angas Street ADELAIDE	Terrace House		233
22 Blackburn Street ADELAIDE	Terrace House		962

15-23 Hurtle Square ADELAIDE	Terrace House		1079
29-31 Hurtle Square ADELAIDE	Terrace House		1080
5-11 Mocatta Place ADELAIDE	Terrace House		1104
257-260 South Terrace ADELAIDE	Terrace House		952
* 285-291 Gilbert Street ADELAIDE	Terrace Houses		1254
* 309-315 Gilles Street ADELAIDE	Terrace Houses		290
22-26 Queen Street ADELAIDE	Terrace Houses		1116
178 Hutt Street ADELAIDE	Terrace Shop		284
198a Hutt Street ADELAIDE	Terrace Shop and Residence		285
168-170 Hutt Street ADELAIDE	Terrace Shops		283
Grote Street ADELAIDE	The Central Market (Former City Market Buildings)(Conservation site comprises that part of the above CT to a 12 metre depth of Town Acre 333 from the Grote Street alignment)		1568
Gouger Street ADELAIDE	The Central Market (Former City Market Buildings)(Conservation site comprises that part of the above CT to a 12 metre depth of Town Acre 380 from the Gouger Street alignment)		1567
62-80 Wellington Square NORTH ADELAIDE	Three row cottages (including former Primitive Methodist Manse); Original external fabric on front and sides.	a e	27698
261-269 Pirie Street ADELAIDE	Tivoli Hotel		250
196 North Terrace ADELAIDE	Tobin House		89
141 Melbourne Street NORTH ADELAIDE	Two storey shop & residence; Frontage and side wall returns visible from the street	a c d	274
Victor Richardson Road , off King William Road, Adelaide Oval NORTH ADELAIDE	Victor Richardson Gates		1610
14 Tynte Place NORTH ADELAIDE	Victorian single-fronted cottage; Frontage and side wall returns visible from the street	a d	476
16 Tynte Place NORTH ADELAIDE	Victorian single-fronted cottage; Frontage and side wall returns visible from the street	a d	477
74-78 Wakefield Street 29 - 39 Divett Place ADELAIDE	Wakefield Hotel		237
corner East Terrace and Botanic Road, Rundle Park ADELAIDE	War Horse Memorial Trough and Obelisk		1609
10-14 Millers Court ADELAIDE	Westcare Mission		1605
63-69 Grenfell Street ADELAIDE	Wiggs' Building		131
62-70 Whitmore Square ADELAIDE	William Booth Home		1601

27 Leigh Street ADELAIDE	Woodchester House		122
25 Eliza Street ADELAIDE	Workshop		160
113-119 Grenfell Street ADELAIDE	Wyatt House		130

Adelaide Hills

18-24 Churinga Road ALDGATE	Aldgate Oval and Hall	a b c	15177
Epiphany Place CRAFERS	Attached Houses	f	15066
3 Bridge Street BALHANNAH	Balhannah Uniting Church & schoolroom; Stone church (1931) with lancet windows, label and buttresses, and two-bay stone and brick supper room with porch.	a c e f	27702
42 Shannon Street BIRDWOOD	Birdwood Institute; Late 19th and early-20th-century stone building complex including parapets, classical detailing and timber-framed openings.	a c d e f	27713
42A Shannon Street BIRDWOOD	Birdwood Soldiers' Memorial Arch; Marble and granite memorial arch including inscriptions.	c	27714
North East Road [298,210E 6,144,740N] MILLBROOK	Breakneck cutting; Cutting comprising embankments of Breakneck Hill through which roadway has been cut.	a c	27733
Strathalbyn Road MYLOR	Bridge, 'Hack Bridge'	a c e f	17643
Cnr Mount Barker and Carey Gully Road BRIDGEWATER	Bridgewater Drinking Fountain	a e	15162
387 Mount Barker Road BRIDGEWATER	Bridgewater Inn/Hotel	a c e	15161
1 Carey Gully Road BRIDGEWATER	Bridgewater Institute	a c	15188
46 Morella Grove BRIDGEWATER	Bridgewater School House, School Room, Residence	a c	15191
26 Cemetery Road SCOTT CREEK	Cemetery, 'Cottonville'	c e	15100
5 Carey Gully Road BRIDGEWATER	CFS Ladies Auxiliary Shop	a c	15189

36-40 Newman Road CHARLESTON	Charleston Uniting Church & cemetery; Three-bay stone church with a cgi gable roof and cambered arches over openings. Also 19th- and early-20th-century graves in cemetery.	a c e	27718
26 Fenchurch Road ALDGATE	Child Care Centre	a c	15181
2 Arkaba Road ALDGATE	Church of the Ascension	a c f	15176
Collins Road (cnr Cornish Road) SUMMERTOWN	Collins Bridge Abutments	a f	15232
49 Cherryville Road CHERRYVILLE	Community Centre, former school	a c f	15194
17 Arkaba Road ALDGATE	Convent of the Sisters of St Joseph	a	15034
256 Strathalbyn Road MYLOR	Coopers Grain Store, Former Grain Store and Blacksmith	a c e f	15216
4 Barracks Lane BRIDGEWATER	Cottage	a e	15055
20A Radbone Road MOUNT GEORGE	Cottage	a	15192
1028 Greenhill Road SUMMERTOWN	Cottage	a d e	15145
2 Station Road UPPER STURT	Cottage	a	15146
854 Mount Barker Road VERDUN	Cottage	d	15059
20 Druid Avenue STIRLING	Cottage, 'Brown's Cottage'	a d e	15115
30 The Crescent CRAFERS	Cottage, 'Burnbrae'	a d	15083
Old Carey Gully Road STIRLING	Cottage, Mount Lofty Golf Club, Former Scent Factory, 'Le Chateau', 'Le Chateau a la Pong'	a	15127
63B Morgan Road SCOTT CREEK	Cottage, 'Poplar Banks'	d e	17646
8 Main Street CRAFERS	Crafers Inn	a c	15196

55 Piccadilly Road CRAFERS	Crafers Primary School	c	15199
31 Gould Place CUDLEE CREEK	Cudlee Creek Uniting Church; Stone church building with timber-framed openings and corrugated-iron roof.	a c e f	27720
32 Sutherland Road MARBLE HILL	Dwelling	a d	15054
7 Ross Road PICCADILLY	Dwelling (ruin)	a e	15099
986 Montacute Road MONTACUTE	Dwelling, former Methodist church and cemetery	a c	15209
1084 Greenhill Road SUMMERTOWN	Dwelling, former Mt Lofty Hotel	a d f	15142
1075 Greenhill Road SUMMERTOWN	Dwelling, former shop and dwelling	a c d	15144
780 Montacute Road MONTACUTE	Dwelling, 'The Poplars' and sheds	a b d	17638
41 Deviation Road CAREY GULLY	Dwelling; former 'Little's' Shop and dwelling	a c	17632
Greenhill Road GREENHILL	Dwelling; former wine shanty/hotel	a f	17636
52-56 Strathalbyn Road ALDGATE	Former Aldgate School and House	c	15052
4 Shanks Road ALDGATE	Former Aldgate Valley Church of Christ	a c	15050
171 Piccadilly Road PICCADILLY	Former Crafers Institute and District Council Offices	a f	17645
143 Mount Barker Road STIRLING	Former Milford's General Store	a c e	15124
46 Shannon Street BIRDWOOD	Former Pflaum House & garden (Birdwood Area School); Bluestone house with corrugated-iron mansard roof, return verandah with feature iron-lace and mature trees and surviving remnants of late-19th-century garden.	a c d e f g	27715
35 Shannon Street BIRDWOOD	Former primary school; Stone school building and attached residence. Excluding sheds to east (side) and North (rear).	a	27712
Mount Barker Road Kemp Road ALDGATE	Former Railway Workers' Houses	a	15179

258-260 Strathalbyn Road MYLOR	Former Residence, Post Office and General Store	a c e f	15217
11 Shannon Street BIRDWOOD	Former Stables, Birdwood Mill; Stone stable building including curved and raked roofs, large verandah with tree-trunk posts, internal timber partitions & flagstone and woodblock floors.	a b d	27710
100 Old Mount Barker Road STIRLING	Former Stirling East School	c	15128
147 Mount Barker Road STIRLING	Former Uniting Church, Ashton Memorial Church	a c d e	15125
15 Shannon Street BIRDWOOD	Former wattle bark mill & posts, Birdwood Mill; Two level stone building with stone dressings, timber lintels and a cgi skillion roof.	a b d e	27711
32 Sturt Valley Road STIRLING	Garden, 'Panmure'	a d	15140
127 Mount Lofty Summit Road CRAFTERS	Gatehouse, 'St Michael's' (Ruin)	a e	17635
Cnr Mount Barker and Carey Gully Road BRIDGEWATER	Grotto	a e	15058
2 Torrens Valley Road [303,485E 6,144,517N] CHAIN OF PONDS	Gumeracha Bridge; 1857 cut-stone abutments with 1887 four-truss cast-iron and re-enforced steel bridge (excluding modern railings and road).	a c d e	27717
14 Albert Street GUMERACHA	Gumeracha Police Station, Court House and two storey stone stables to rear	a c d	27721
45 Albert Street GUMERACHA	Gumeracha Town Hall; Two-storey 1909 stone building with decorative facade and early-20th-century hall addition to rear (north-west).	a c d e f	27722
5 Wellington Street GUMERACHA	Gumeracha Uniting Church; Stone church (1860) with lancet windows and attached 1897 vestry and 1910 porch	a d	27724
1102 Greenhill Road SUMMERTOWN	Hall, Former Institute	a c f	15143
63 Institute Road MONTACUTE	Hall, former Montacute Institute	a c	15208
201 Longwood Road HEATHFIELD	Heathfield Primary School, Former Aldgate School	c	15205
Scott Creek Road SCOTT CREEK	Hill Family Private Cemetery	e	17647

Gorge Road 300,420.5E, 6,142,518.4N CUDLEE CREEK	Hoad's Bridge; Early-20th-century concrete bridge with steel reinforcement	a c d f	27719
4 Blackhill Road HOUGHTON	Houghton War Memorial; Stone memorial including statue, steps, and plinth with inscriptions.	a f	27725
3 Cox Creek Road CRAFERS	House	a	15064
165 Piccadilly Road CRAFERS	House	a c	15079
23 Hill Street CRAFERS WEST	House	d	15204
16 Madeline Road STIRLING	House	d e	15119
19 Spencer Street STIRLING	House	a d	15135
10-12 Stonehenge Avenue STIRLING	House	a d	15136
8 Wonnaminta Drive CRAFERS	House - front facade and roof	a	15085
147 Tregarthen Road ASHTON	House 'Tregarthen'	a e	15233
1-3 Fenchurch Road ALDGATE	House and Garden, 'Stangate House'	d f	15180
56 Waverley Ridge Road CRAFERS WEST	House and Outbuilding, 'Kinclaven'	a	15093
42 Old Mount Barker Road CRAFERS	House and Outbuildings, 'Pomona'	a	15074
49 Cricklewood Road ALDGATE	House and Outbuildings, 'Yantaringa'	e	15035
129 Mount Barker Road STIRLING	House and Shop	a c e	15123
8 Orley Avenue STIRLING	House and Stables	a c e	15131

7 Pomona Road STIRLING	House and Stables	a e	15133
55 Old Carey Gully Road STIRLING	House and Stables, 'Glenalta'	a e	15227
35 Spencer Street STIRLING	House and Stables, 'Nioka', 'Holiday House'	a c e	15229
32 Old Mount Barker Road CRAFERS	House and Stables, 'Narrinyeri'	a d	15073
21 Ayers Hill Road STIRLING	House, 'Akaron'	a e	15106
6 Shannon Road BRIDGEWATER	House, 'Alderwood'	e	15061
103A Mount Lofty Summit Road CRAFERS	House, 'Arthur's Seat' (Ruin)	a	15081
18 Glenside Road CRAFERS	House, 'Ben Nevis'	a	15069
51 Birch Road STIRLING	House, 'Birch Lodge', Former Queen Victoria Home for Convalescent Children	a e	15113
232 Strathalbyn Road MYLOR	House, 'Blythe'	a c	15213
32 The Crescent CRAFERS	House, 'Burnbrae'	a	15084
196 Mount Barker Road ALDGATE	House, 'Burnham Brae'	a d	15041
26 Ayers Hill Road STIRLING	House, 'Bythorne'	a c e	15109
9 Mawson Drive CRAFERS	House, 'Casa Paquita', Former 'Green Gables'	d	15070
360 Mount Barker Road BRIDGEWATER	House, 'Church House'	c	15057
23 Longwood Road STIRLING	House, 'Clairmont'	a	15118
14 Fenchurch Road ALDGATE	House, 'Coololi(e)'	a	15036

665 Strathalbyn Road MYLOR	House, Cottage and Garden, 'Rockford Estate'	a e f	17642
25 Piccadilly Road CRAFERS	House, 'Crataegus', 'Crataecus'	d	15076
4 Glenside Road CRAFERS	House, 'Derrymor'	a d	15195
9 Fairview Road CRAFERS	House, 'Draper's Hall'	a	15067
59 Gould Road STIRLING	House, 'Duncaig'	a e	15116
7 Glenside Road CRAFERS	House, 'Egryn'	a d	15068
27 Waverley Ridge Road CRAFERS WEST	House, 'Evesham'	a	15088
16 Blackburn Drive CRAFERS	House, 'Fairwood'	a	15063
26 Sturt Valley Road STIRLING	House, Fence, Outbuilding, 'Wensleydale', 'Balcarres'	a d e	15139
48 Waverley Ridge Road CRAFERS WEST	House, 'Five Oaks'	a	15091
133 Upper Sturt Road UPPER STURT	House, Former Housekeeper's Cottage, 'Manoah', 'Mon Repos'	a e	15148
2 Manoah Drive UPPER STURT	House, Former Lodge, 'Manoah'	a d e	15147
207 Mount Barker Road ALDGATE	House, Former Permanent Way Inspector's Residence	a	15182
511 Longwood Road LONGWOOD	House, Former Post Office and Store	a c e	15207
205 Mount Barker Road ALDGATE	House, Former Railway Cottage	a	15042
1A Ayers Hill Road STIRLING	House, former 'Thorpe' Coachhouse	a e	15103
175 Upper Sturt Road UPPER STURT	House, Former Upper Sturt School	a c	15149

2/ 8 Piccadilly Road (rear) CRAFERS	House, Formerly 'Fewster's Cottage'	a	15075
153 Old Mount Barker Road ALDGATE	House, 'Frazer Park', Garden	a d	15047
51 Sheoak Road CRAFERS WEST	House, 'Fullgrave'	a e	15086
100 Milan Terrace ALDGATE	House, Garage, Lodge, Shed, Laundry, 'Prestonfield'	a	15040
345 Mount Barker Road ALDGATE	House, Garage, Wall	a	15045
8 Laurel Road STIRLING	House, Gardener's Cottage, 'St Vigean's'	a e	15117
30 Ayers Hill Road STIRLING	House, Gatehouse, 'Bythorne'	a e	15110
110 Mount Lofty Summit Road CRAFERS	House, Gatehouse, Coachhouse, 'Eurilla'	a	15202
21 Waverley Ridge Road CRAFERS WEST	House, 'Gurrawarra'	a	15087
34 Snows Road ALDGATE	House, 'Gwynne House'	a d	15051
17 Ayers Hill Road STIRLING	House, 'Hillend'	a e	15105
33 Arbury Park Road ALDGATE	House, 'Hughbrae', 'Raybrodie'	a	15033
25 Ayers Hill Road STIRLING	House, 'Karrawatoo'	a e	15108
50 Waverley Ridge Road CRAFERS WEST	House, 'Kil Lel'	a	15092
62 Waverley Ridge Road CRAFERS WEST	House, 'Kinclaven'	a d	15094
11 Sturt Valley Road STIRLING	House, 'Liberton'	a	15137
33 Old Carey Gully Road STIRLING	House, Lodge 'Glenalta'	a e	15126

10 Milan Terrace STIRLING	House, 'Maroonika'	a e	15120
1 Mill Road BRIDGEWATER	House, 'Mill Cottage'	a c d e	15056
24 Kingsland Road ALDGATE	House, 'Montana'	a	15039
7 Mawson Drive CRAFERS	House, 'Mount Lofty Lodge'	a	15198
74 Mount Lofty Summit Road CRAFERS	House, 'Mt Lofty House'	a d	15200
4 Orley Avenue STIRLING	House, 'Oak Hill'	a e	15129
54 Ayers Hill Road STIRLING	House, 'Oak Lodge'	a	15111
19 Pine Street STIRLING	House, outbuildings and garden, 'Forest Lodge'	a d e	15049
36-38 Cox Creek Road CRAFERS	House, 'Paxlease'	c	15065
30 Birch Road STIRLING	House, 'Pine Hill'	a d e	15112
667 Strathalbyn Road MYLOR	House, 'Rockford Lodge'; Former Gatehouse, 'Rockford Estate'	a e f	15218
195 Old Mount Barker Road ALDGATE	House, 'Roseville'	e	15048
32 Waverley Ridge Road CRAFERS WEST	House, 'Seaview'	a	15089
240 Strathalbyn Road MYLOR	House, Shop and Bakehouse	a c e f	15097
9 Blackburn Drive CRAFERS	House, 'St Barberie'	a	15062
10 Rosewarne Crescent BRIDGEWATER	House, 'St Githas'	d e	15060
9 Manoah Drive UPPER STURT	House, Stable, Former Coachhouse, 'Manoah'	a d e	17648
120 Mount Lofty Summit Road CRAFERS	House, Stables, Gates, Gatehouse, 'Carminow'	a e f	15082

24-26 Blackburn Drive CRAFERS	House, Stables, Outhouse, Gates, 'Shurdington'	a d	17634
15 Orley Avenue STIRLING	House, 'Taminga'	a e	15132
46 Waverley Ridge Road CRAFERS WEST	House, 'The Chestnuts'	a	15090
52 Pomona Road STIRLING	House, 'The Coach House'	a e	15134
89 Mount Lofty Summit Road CRAFERS	House, 'The Glen'	a	15080
36 Piccadilly Road CRAFERS	House, 'The Laurels'	e	15078
13 Ayers Hill Road STIRLING	House, 'The Lodge'	a b e	15104
18 Sturt Valley Road STIRLING	House, 'The Rest'	a e	15138
40 Milan Terrace STIRLING	House, 'The Shay', 'Marylands'	d e	15121
1 Ayers Hill Road STIRLING	House, 'Thorpe'	a e	15102
32 Piccadilly Road CRAFERS	House, 'Warrah'	e	15077
7 Druid Avenue STIRLING	House; Former Hospital	a c	15114
North East Road [296,442E 6,144,235N] INGLEWOOD	Inglewood Bridge; Single-arch stone bridge with stone tunnel, abutments, pilasters and parapet.	a d	27726
352 Pole Road IRONBANK	Ironbank Uniting Church	c	15206
56 Mount Barker Road STIRLING	James Melrose Memorial Fountain, Stirling Oval	e	15226
15 Scott Street KERSBROOK	Kersbrook Hall; Large stone building with brick detailing and stone lean-to extension only but excluding the toilet block, verandah, rooms and kitchen additions on the western and southern end of the stone building	a c f	27728

Kent Road KERSBROOK	Kersbrook Primary School and former residence; Stone school building and stone residence with red-brick dressings.	a c	27727
1524 South Para Road KERSBROOK	Kersbrook Uniting Church & cemetery; Stone church, 19th-century stone gravestones and iron railings in cemetery, stone wall of former stable, surviving mature trees in cemetery excepting those which are damaging or compromising significant gravestones.	a c d e f g	27729
214 Onkaparinga Valley Road OAKBANK	Kindergarten, former school; Stone and brick building (excluding render) with various cgi roofs, plinth and coursing, rectangular and pointed-arch timber-framed windows, and internal octagonal vaulted ceiling.	a c d	27739
41 Avenue Road STIRLING	Liquor Store, Former Post Office	a c	15101
1 School Road LOBETHAL	Lobethal Primary School & residence; (1857, 1930)- Red-brick school and schoolmaster's residence with hipped cgi roofs, timber sash windows, timber dentils to eaves, chimneys, verandah and cast-iron lacework	a c f	27732
706 Longwood Road BRADBURY	Longwood Institute	c e	17637
2017 Warren Road BIRDWOOD	Lutheran church, manse, palm tree & shed; Stone church with scissor-frame roof timbers, stone school building with classical detailing, timber belltower with cast-iron bell, stone shed with gable roof, and mature oak tree.	a b c d e f g	27706
25 Wylly Lane CRAFERS WEST	Main house: north wall and west wall of stone construction; Cottage: front two room section only - stone wall, central entrance door and front windows; Stone barn. Excluding lean-to's	a d	15095
5 Orley Avenue STIRLING	Manse	a	15130
72 Mount Lofty Summit Road CRAFERS	'Mount Lofty House Country Estate', House, Stables, Outbuildings	a f	15201
2 Sturt Valley Road STIRLING	Mount Lofty Railway Station	a c e f	15230
1 Orley Avenue STIRLING	Mount Lofty Uniting Church, Former Mount Lofty Congregational Church, Chapel	a c e	15228
250 Strathalbyn Road MYLOR	Mylor Delicatessen	a c	15215
220 Strathalbyn Road MYLOR	Mylor Primary School	c e	15212
242 Strathalbyn Road MYLOR	Mylor Senior Citizens' Centre, Former Mylor Institute	c f	15214

16 First Street MYLOR	Mylor Uniting Church	c	15211
154 Onkaparinga Valley Road OAKBANK	Oakbank Area School; Single-storey 1938 brick building with hipped roof and projecting front gable.	a d	27737
210 Onkaparinga Valley Road OAKBANK	Oakbank Soldiers' Memorial Hall; Stone and brick building with half-gable cgi roof, timber sash windows, chimneys and Art Deco portico with inscription.	a c e f	27738
48-50 Mount Barker Road STIRLING	Offices	a c	15225
135 Old Mount Barker Road ALDGATE	Our Lady of the Rosary Catholic Church	c d	15046
10 Wright Road STIRLING	Outbuilding	d	15203
383 Paracombe Road PARACOMBE	Paracombe Community Hall & Soldiers' Memorial Arch; Rendered masonry hall with foundation stone, and stone and metal arched gateway.	a c d f	27740
209 Mount Barker Road ALDGATE	Percy Theodore Gardens	b e	15043
4 Crescent Drive NORTON SUMMIT	Post Office and Museum, former Council Chambers	a f	15219
92 Main Street LOBETHAL	Prince of Peace Anglican Church; Stone church with cgi gable roof, parapeted gable, date-stone, multi-paned semi-circular-topped windows and internal barrel-vaulted ceiling. Excluding later additions.	a	27731
Euston Road (Kemp Road) ALDGATE	Railway Bridge	a	15037
Mount Barker Road ALDGATE	Railway Bridge	a f	15183
599 Burfords Hill Road MOUNT TORRENS	Railway bridge; Concrete railway bridge including embankments and arch with balustrade.	a c d e f	27734
1 Beavis Court GUMERACHA	Randell's Workers' Cottages; Pair of attached stone cottages with stone dressings, stone chimneys, timber-framed openings and remains of a timber shingle roof.	a b d e	27723
6 Mount Street CRAFTERS	Rector's House	a	15071
2 Mount Barker Road STIRLING	Rotunda, Stirling Memorial Bandstand	c e	15223
Old Norton Summit Road NORTON SUMMIT	Scenic Hotel	a c f	15220

22 Ayers Hill Road STIRLING	School House, 'St Catherine's'	c e	15107
519 Scott Creek Road SCOTT CREEK	Scott Creek Primary School and Residence	a c	15221
253 Lobethal Road (Cnr Monomeith Road) ASHTON	Shop	a f	15053
10 Main Street CRAFTERS	Shop	a c	15197
11 Shannon Street BIRDWOOD	Shop & residence (former Pflaum store and residence); Group of two attached stone buildings including a symmetrical residence (east end), and a symmetrical shop (c1860). Exclusions: a two storey shop/storage shed to west side.	a d e	27709
202-204 Mount Barker Road (Theodore Lane) ALDGATE	Shop, Boot Repairer	a e	15044
1186 Greenhill Road URAILDA	Shop, former bank	a c d	15150
210 Mount Barker Road ALDGATE	Shop, Solver Paints	a e	15184
6 Mount Barker Road STIRLING	Shops	a c	15224
220 Mount Barker Road ALDGATE	Shops, Lees Fruit Shop	a c	17631
10/ 11 Mount Barker Road STIRLING	Shops, 'Oak Plaza House', 'Wirrilda'	a	15122
118 Silver Lake Road MYLOR	Silver Lake	a c f	17640
91 Onkaparinga Valley Road BALHANNAH	Soldiers' Memorial Institute; Stone hall with decorated symmetrical façade including inscription and gable over entrance, paired windows and a half-gabled cgi roof.	a c e	27705
280 Springhead Road MOUNT TORRENS	Springhead Trinity Lutheran Church & school; Large stone church building with cgi gable roof, coping, lancet windows and gabled porch, and stone school building.	a b c e f	27735
2 Shannon Street BIRDWOOD	St Matthew's Catholic Church, cemetery & railings; Stone gable-roofed church building with attached porch (north), vestry (east) and hall (south), as well as the cemetery to south of church, including surviving late-19th-century and early-20th-century graves, monuments, railings & fencing.	a c d f	27707

2 Junction Road BALHANNAH	St Thomas' Anglican Church & Cemetery; Stone church with red-brick dressings, cgi roofs, dentil coursing and half-round arches, stone plinth, and stone & brick buttresses; also cemetery including surviving 19th-century head-stones and railings.	a c d f	27703
15 Church Road MONTACUTE	St. Pauls Anglican Church	a c d f	15096
130 Strathalbyn Road ALDGATE	Stirling District Cemetery	c	15186
7 Avenue Road STIRLING	Stirling Institute	a c	15222
1126 Greenhill Road SUMMERTOWN	Stone Police Station and residence	a b c	15141
Near 1609 Torrens Valley Road [316,945E 6,147,106N] BIRDWOOD	Stony Creek Bridge; Stone bridge including tunnel, stone detailing, coping, pilasters and courses	a c d	27716
Clisby Road [304,742E 6,128,341N] OAKBANK	Swing bridge (suspension footbridge); Original fabric and design of bridge, including timbers.	a b c	27736
1 Euston Road ALDGATE	'The Hut', former Railway Station and Goods Shed	a c d f	15178
136 Boyle Swamp Road MYLOR	Tobacco Kiln	a	17639
Colonial Drive NORTON SUMMIT	Trees, Stand of Candlebark Gums	a d	17644
1054-1056 Greenhill Road SUMMERTOWN	Uniting Church	a c f	15231
1221 Greenhill Road URAILLA	Uniting Church	a c	15237
261 Sturt Valley Road UPPER STURT	Uniting Church, Cemetery	a c	17649
Upper Sturt Road UPPER STURT	Upper Sturt Railway Tunnel	a d e	15234
171-173 Upper Sturt Road UPPER STURT	Upper Sturt Soldiers' Memorial Hall	c e	15235
1197 Greenhill Road URAILLA	Uraidla Institute	a c e f	15238

2 Kemp Road ALDGATE	War Memorial	a e	15038
1269 Greenhill Road CAREY GULLY	War Memorial	a e f	15193
Strathalbyn Road MYLOR	War Memorial	a e f	17641
Swamp Road URAIDLA	War Memorial	a e f	15236
Cnr Lobethal, Crammond and Burdetts Road BASKET RANGE	War Memorial and fence	a e f	15187
The Intersection NORTON SUMMIT	War Memorial and Gardens (to east)	a e f	15098
Mount Barker Road ALDGATE	Water Pump	f	15185
36 Corkscrew Road CASTAMBUL	Water wheel and supporting wall	a b d f	17633
Watts Gully Road (in Warren Conservation Park) KERSBROOK	Watts Gully mine shaft; Four-legged timber structure (windlass-support) above vertical underground shaft.	a e	27730
11 Shannon Street BIRDWOOD	Weighbridge; Cast-iron weighbridge including two plates, frame and inscription.	a c d	27708
Cnr Old Mount Barker and Piccadilly Roads CRAFERS	World War I Monument	e f	15072
Fielding Road BRIDGEWATER	World War II Memorial	a e	15190

Alexandrina

28 North Terrace Lot 2, (28) PORT ELLIOT	Arnella	a d	15018
5-7 Swale Street STRATHALBYN	Attached Shops & Residence; The overall form, materials and detailing of the original former carpenter's shop including multi-paned windows, corrugated stallboard, masonry walls to the attached residence and the parapet above the veranda.	a d e	14849

31 North Terrace PORT ELLIOT	Bakery	a d	15000
Horseshoe Bay PORT ELLIOT	Breakwater	a d	15017
Parker Avenue STRATHALBYN	Cemetery; The whole of the Cemetery including the original extent of the reserve and early sections and monuments.	a c d f	14823
1 Chapel Street STRATHALBYN	Church; The whole of the church building dating from 1913.	a c d f	14712
21 Arthur Street PORT ELLIOT	Cottage (St Judes Rectory)	a d	15003
15 Sunter Street STRATHALBYN	CWA Hall; The overall form, materials and detailing of the front and side facades of the original 1949 building.	a c	14847
17 Sunter Street STRATHALBYN	Former Manchester & Glasgow House; The overall two storey form of the original building and any early detailing including the veranda. The later extension to the veranda and shopfronts do not form part of the listing.	a c d e	14850
5 Mill Street MIDDLETON	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14795
4 (Old) Bull Creek Road STRATHALBYN	Residence (Dalmeny); The overall external form, materials and detailing of the front and side facades of the original 1920s residence, including the cypress boundary hedge. The later aluminium roof tiles do not form part of the listing.	a d	14705
21 Adelaide Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling including face stone and brickwork, and face brick chimneys and bull-nose veranda form.	a d	14692
23 Albyn Terrace STRATHALBYN	Residence; The overall external form, materials and detailing of the of the front and side facades of the original dwelling including face stone and brickwork, bull-nose veranda and distinctive projecting gable, tall chimneys and roof gable trim.	a d	14694
12 Alfred Place STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of this 1925 residence including face stone and brickwork, chimneys, veranda structure and window hood. The profile metal carport to the side is not included in the listing.	a	14696
3 Angas Place STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original circa 1890s residence including face stone and brick, bull-nose return veranda with projecting gable front, moulded rendered chimneys and timber window and door joinery.	a d	14700
4 Angas Place STRATHALBYN	Residence; The overall external form, materials and details of the front and side facades of the residence including the simple concave timber veranda, face stone and brickwork to the walls and face brick chimneys.	a d e	14701

5 Ashbourne Road STRATHALBYN	Residence (Brigend); The overall external form, materials and detailing of the front and side facades of the house construction including the 1860s-70s and 1880s-90s.	a e	14702
7 Ashbourne Road STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original circa 1915 house including face stonework, veranda and gable timber detail, tall chimneys, complicated roof form and tree to west of house.	a d	14703
22 Avenue Road STRATHALBYN	Residence; The external form, materials and detailing of the original house and outbuildings. The later veranda does not form part of the listing.	a	14704
4 Catherine Street STRATHALBYN	Residence; The overall external form, materials and detailing which remain from the original cottage should be maintained. The later roof form and painted surfaces are not included in the listing.	a d	14708
5 Catherine Street STRATHALBYN	Residence; The overall external form, materials and detailing which remain of the front and side facades of the original cottage.	a d	14709
1/ 6 Catherine Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14710
8-10 Catherine Street STRATHALBYN	Residences; The overall external form, materials and original detailing of the front and side facades of the pair of cottages should be retained.	a d	14711
2 Chapel Street STRATHALBYN	Residence; The original external form, materials and details of the front and side facades of the house including veranda and steps, chimneys and face stone and brickwork.	a c d	14713
6 Chapel Street STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original house including the return bull-nose veranda and brick chimneys. The listing does not include the fence.	a d	14714
7 Chapel Street STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original house and fence. The later additions to the east and the infill to the veranda do not form part of the listing.	a d	14715
8 Chapel Street STRATHALBYN	Scout Hall (former Chapel); The overall external form, materials and detailing of the original Church Hall. The front concrete block extension is not included in the listing.	a c	14716
12 Chapel Street STRATHALBYN	Former Manse; The original external form, materials and detailing of the front and side facades of the early house and the later addition to the western end of the residence	a d	14717
13 Chapel Street STRATHALBYN	Residence; The overall external form, materials and details of the front and side facades, particularly the cast iron bracketing and frieze, timber capital moulds and original ogee gutters to the bull-nose front veranda, and the original multi-paned sash timber windows and timber door joinery	a d	14718
1 Colman Terrace STRATHALBYN	Council Office and Library; The external form, materials and detailing of the original 1879 school building.	a c d f	14719

7 Commercial Road STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original circa 1900 house including the timber and wire fence. The enclosure of the side veranda and the later roof tiles do not form part of the listing.	a d	14721
8 Commercial Road STRATHALBYN	Residence; The overall external form of the front and side facades of the house.	a	14722
9/9A Commercial Road STRATHALBYN	Residences; The overall external form, materials and detailing of the front and side facades of the original circa 1870s residences including the multi-paned timber window joinery, door joinery and face brick moulded chimneys.	a d	14723
14-16 Commercial Road STRATHALBYN	Former Church; The overall external form of the Church, including the 1911 rear hall addition, external materials and detailing which remain from the date of original construction of 1874.	a c	14724
18 Commercial Road STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the house including the return bull-nose veranda, chimneys and multi-paned timber French door joinery.	a d e	14725
19 Commercial Road STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the house including the return bull-nose veranda, chimneys and multi-paned timber French door joinery.	a d e	14726
23 Commercial Road STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original house including all timber fretwork to verandas and window hoods and gable ends, gooseneck finials and original face stone, and brick construction materials.	a d	14728
24 Commercial Road STRATHALBYN	Shop (Former Power House); The overall external form, materials and detailing which remain from both the use as a Power House and as Council Chambers including the front veranda and concrete columns. The current finial is not original and is excluded from this listing.	a c	14727
37 Commercial Road STRATHALBYN	Post Office; The overall external form, materials and detailing of the front and side facades of the 1913 building, including the face stone to the northern elevation, the rendered, moulded detailing to the east elevation, and other elements including the small roof ventilator lantern and tall rendered chimneys with terracotta chimney pots.	a c d	14729
3 Dawson Street STRATHALBYN	Masonic Hall; The external form, materials and detailing of the 1896 building and the 1912 rear extension. The shops to the front of the site do not form part of the listing.	a c	14732
5 Dawson Street STRATHALBYN	Church of Christ; The overall external form and materials of the 1870s Church should be retained. The later extensions to the rear of the Church do not form part of the listing.	a c	14733
6 Dawson Street STRATHALBYN	Residence/Shop; The overall external form of the front and side facades of the house including chimneys, original joinery, veranda details including timber bracketing. The later alterations to the house including the hoarding to the veranda front do not form part of the listing.	a	14734
32 Dunreath Road STRATHALBYN	Conference Centre (Dunreath); The overall external form, materials and detailing of the front and side facades of the original residence. Later extensions and outbuildings do not form part of the listing.	a d	14737

8 East Terrace STRATHALBYN	Residence (Former Anglican Rectory); The overall external form, materials and detailing of the front and side facades of the original 1880s former Rectory.	a d	14738
10 East Terrace STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original circa 1910 residence.	a d	14739
20 East Terrace STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original dwelling.	a d	14740
24 East Terrace STRATHALBYN	Anglican Church; The overall external form, materials and detailing of the Church, attached outbuildings and rear hall, including face stone, painted render trim, face red brick trim and all window and door joinery.	a c f	14741
32 East Terrace STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original dwelling. The later roof tiles do not form part of the listing.	a d	14742
1/ 35 East Terrace STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original dwelling. The rear of the house does not form part of this listing.	a d	14743
4 Gollan Avenue STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14745
6 Gressford Lane STRATHALBYN	Residence (The Briars); The external form, materials and detailing of the front and side facades of the original dwelling and its 1880's extensions. The listing also includes any early walls and outbuildings.	a d e	14800
9-11 Grey Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14746
1 High Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling including multi-paned window. The later veranda structure and later aluminium window details do not form part of this listing.	a d	14747
2 High Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14748
3 High Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a	14749
8 High Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14751
9 High Street STRATHALBYN	Former Library; The external form, materials and detailing of the original 1922 Library building.	a c d	14752
10 High Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a	14753
11 High Street STRATHALBYN	Town Hall; The external form, materials and detailing of the original building.	a c d f	14754

12 High Street STRATHALBYN	Residence; The external form, materials and detailing of the shop and boundary wall.	a	14755
13-15 High Street STRATHALBYN	Shops; The external form, materials and detailing of the 1860's-70's shop including timber shop front joinery and the moulded parapet. The later veranda, while appropriate to the building, does not form part of the listing.	a c d	14756
14 High Street STRATHALBYN	Shop & Residence; The external form, materials and detailing of the original building.	a d	14757
17 High Street STRATHALBYN	Shop; The overall external form, materials and detailing of the 1860's shops including multi-paned windows, original shop front detailing and parapet details. The later veranda, while appropriate to the building, does not form part of the listing.	a c d	14758
18 High Street STRATHALBYN	Hotel; The original external form, materials and detailing of the two sections of the building. The later bull nosed verandas, infill veranda section and window hoods do not form part of the listing.	a c f	14759
20 High Street STRATHALBYN	Shop; The overall external form, materials and detailing of the original shop including all timber window joinery, face stonework and simple projecting stone parapet.	a c d	14760
22 High Street STRATHALBYN	Shop; The overall external form, materials and detailing of the original shop building with its adjacent residence including finial, barge boards and four-paned shop window and other timber joinery.	a d	14761
24 High Street STRATHALBYN	Shop; The overall external form, materials and detailing of the original circa 1890 residence now converted to a shop.	a d	14762
26-28 High Street STRATHALBYN	Shops; The external form, materials and detailing of the shops and original building.	a d	14763
27 High Street STRATHALBYN	Commercial Hotel; The external form, materials and detailing of the hotel including 1920's veranda, face stonework to the walls and all original window and door joinery but not including the rear yard outbuildings, bottle shop area and bottle shop canopy.	a c d	14764
29 High Street STRATHALBYN	Residence; The overall external form, materials and detailing of the house including original timber window and door joinery, face stonework and brick and render parapet and roofline of the front section of the house but not including the rear yard, outbuildings and fences.	a d	14765
30 High Street STRATHALBYN	Shop; The overall external form, materials and detailing of the 1920's shop including the face brickwork, shop windows, splayed entry and simple veranda form.	a d	14766
31 High Street STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original cottage.	a d	14767
44 High Street STRATHALBYN	RSL Hall; The external form, materials and detailing of the 1950's Hall facing High Street.	a c e	14768

46 High Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original residence including roof form, castellated render detail to the porch, tall moulded chimneys and other elements.	a d e	14769
48 High Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14770
51 High Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The latter extensions to the north and south do not form part of the listing.	a d	14771
52 High Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14772
11 Hooper Road STRATHALBYN	Residence ; The external form, materials and detailing of the original dwelling.	a d e	14773
17A Langhorne Creek Road Rear STRATHALBYN	Former Barn; The external form, materials and detailing of the original barn, including the mature trees planted around the former barn.	a d e	14774
4 Lime Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14775
7 Lime Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The altered roof form does not form part of the listing.	a d	14776
16 Lime Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14778
10 Love Avenue STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a c d e	14779
18 Manse Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14785
1 Manse Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d e	14780
5 Manse Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d e	14781
9-11 Manse Road STRATHALBYN	Residence; The external form, materials and detailing of the original dwelling excluding the veranda and rear extensions	a d	14782
13 Manse Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d e	14783
15 Manse Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d e	14784

24 Manse Road STRATHALBYN	Residence ; The external form, materials and detailing of the original dwelling only.	a d	14786
3 Melville Lane STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d e	14787
5 Melville Lane STRATHALBYN	Residence; The external form, materials and detailing of the front facades of the original dwelling. The current front veranda and rear lean to do not form part of this listing.	a d e	14788
8 Melville Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d e	14791
9 Melville Lane (rear of 9-11 Manse Rd) STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwellings.	a d e	14789
10 Melville Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d e	14792
16 Melville Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d e	14793
2 Mill Street STRATHALBYN	Residence (Watervilla); The external form, materials and detailing of the front and side facades of the original dwelling and its 1880's extensions. The listing also includes the early walls and outbuildings and the mature trees.	a d e	14794
8 Milnes Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14796
9 Milnes Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling including mature trees. The alterations to the veranda do not form part of the listing.	a d	14797
14 Milnes Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a	14798
22 Milnes Road / 1 Hooper Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling including the concave veranda. The later extension to the house does not form part of the listing.	a d	14799
5 Murray Street STRATHALBYN	Former Hotel; The external form, materials and detailing of the front and side facades of the original building.	a d	14801
6 Murray Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14802
16 Murray Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14803

32 Murray Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling and the later fence.	a d	14804
36 Murray Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The infill sections to the veranda do not form part of the listing.	a d	14805
40 Murray Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14806
54 Murray Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d e	14807
13 North Parade STRATHALBYN	Residences; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14808
17 North Parade STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14810
20 North Parade STRATHALBYN	Former Rechabite's Hall & School; The external form, materials and detailing of the original hall.	a d	14811
21 North Parade STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling including mature trees.	a d e	14812
25 North Parade STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14813
26 North Parade STRATHALBYN	Residence; External form, materials and detailing of the 1860s and 1880s sections of the front and side facades of the house and also the later surgery added to the northern side. The masonry and iron fence and gates to Commercial Road and the stone wall to North Parade are also included in the listing.	a c d e	14720
33 North Parade STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling	a d	14814
35 North Parade STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14815
39 North Parade STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The altered roof does not form part of this listing.	a d	14816
41 North Parade STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a c d e	14817
43 North Parade STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling including the roof forms part of this listing.	a d	14818
47 North Parade STRATHALBYN	Former School; The external form, materials and detailing of the front and side facades of the original dwelling.	a b c e	14819

6 Old Bull Creek Road STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the original house.	a d	14707
11 Old Bull Creek Road STRATHALBYN	Residence (Waveney); The overall external form, materials and detailing of the front and side facades of the original house including face stonework, decorative elements to windows, gable ends and chimneys, bull-nose veranda, tessellated veranda tiles and roof form. The later additions including built-in sections of the veranda do not form part of the listing.	a d	14706
Lt 15 Paris Creek Road STRATHALBYN	Residence (Braemar); The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14871
1 Parker Avenue STRATHALBYN	Residences; The external form, materials and detailing of the front and side facades of the railway cottage including tall chimneys and face stone and brickwork.	a d	14820
3 Parker Avenue STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the railway cottage including tall chimneys and face stone and brickwork.	a d	14821
5 Parker Avenue STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the railway cottage including tall chimneys and face stone and brickwork.	a d	14822
4 Rankine Street STRATHALBYN	Residence; The external form, material and detailing of the front and side facades of the original dwelling.	a d	14824
1 Rowe Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling should be retained. The infill section of the front veranda is not included in the listing.	a d	14826
3 Rowe Street STRATHALBYN	Industrial site and residence; The external form, materials and detailing of the original stone sheds on the allotment.	a d	14829
4 Rowe Street STRATHALBYN	Residence (former hall); The external form, materials and detailing of the original all building should be retained. The later alterations do not form part of this listing.	a c	14828
10 Rowe Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14830
43 Sandergrove Road STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original gable ended section of the dwelling should be retained.	a d	14831
3 South Terrace STRATHALBYN	Residence (Rose Cottage); The external form, materials and detailing of the front and side facades of the original dwelling. The front projecting porch and the adjacent castellated extension to the east do not form part of the listing.	a d	14832
5 South Terrace STRATHALBYN	Shop (former Residence); The external form, materials and detailing of the front and side facades of the original dwelling including early timber joinery.	a d	14833
5-7 South Terrace STRATHALBYN	Shops (former Bryans Brewery); The external form, materials and detailing of the of the original elements of the Brewery including the buildings fronting South Terrace and sections to the rear.	a c e	14834

13 South Terrace STRATHALBYN	Residence; The external form, materials and detailing of the of the original row cottages should be retained. The rear and the veranda, which is later, do not form part of the listing.	a d	14835
21 South Terrace STRATHALBYN	Residence ; The overall external form, materials and detailing of the original house should be retained. The cream brick addition to the east does not form part of this listing.	a d	14836
24 South Terrace STRATHALBYN	Residence; The overall external form, materials and detailing of the railway cottage including tall chimneys and face stone and brickwork.	a d	14837
26 South Terrace STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the railway cottage including tall chimneys and face stone and brickwork.	a d	14838
28 South Terrace STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the railway cottage including tall chimneys and face stone and brickwork.	a d	14839
31 South Terrace STRATHALBYN	Residence (former School) ; The external form, materials and detailing of the original dwelling on the site should be retained. The altered roof form does not form part of the listing.	a e	14840
2 Stones Lane STRATHALBYN	Residence; The overall external form, materials and detailing of the front and side facades of the 1911 dwelling including all timber elements to gable ends, roofs and veranda, and masonry elements to chimneys including chimney pots.	a d e	14841
13 Sunter Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling including brick chimneys, masonry walls and original veranda structures. Later extensions do not form part of the listing.	a d e	14846
3 Sunter Street STRATHALBYN	Residence & rear Stone wall; The external form, materials and detailing of the front and side facades of the original dwelling including the stone wall to the rear of the property.	a d	14843
6 Sunter Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14845
7 Sunter Street STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the residence including face stone, brickwork and roof and veranda details.	a d	14844
1-3 Swale Street STRATHALBYN	Attached Residences; The external form of the front and side facades of the materials and detailing which remain of the original cottages. The later verandas do not form part of the listing.	a d	14848
2 Taylors Lane STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the circa 1860 cottage.	a d e	14851
3 Taylors Lane STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling including the later veranda, slate tiles to the roof, early window and door joinery, face stone walls with tuck pointing, facebrick chimneys and window and door dressings.	a d	14852
1/1 and 2/1 Wallbank Street STRATHALBYN	Attached Residences; The external form, materials and early detailing of the front and side facades of the original cottages including the original entrance doors. The later veranda does not form part of the listing.	a d	14853

1 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The infilled section of the veranda does not form part of the listing.	a d	14854
5 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14855
9 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling including face brick walls and chimneys.	a d	14856
11 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14857
13 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The enclosed sections to the return veranda do not form part of the listing.	a d	14858
15 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The enclosed sections to the return veranda do not form part of the listing.	a d	14859
17 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling. The enclosed sections to the return veranda do not form part of the listing.	a d	14860
18 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14861
19 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original 1927 dwelling excluding the rear and later extensions.	a d	14862
21 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14863
23 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14864
25 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling	a d	14865
27 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14866
28 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14867
30 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14868
Lots 68 -77 North Terrace PORT ELLIOT	Former school	a d	14992

10 Alfred Place STRATHALBYN	Hall; The overall form, materials and detailing of the original Church Hall and porch including face stone and brickwork, gable end treatment and timber door and window joinery. Any later extensions to the side or rear are not included in the listing.	a b c	14695
44 North Terrace PORT ELLIOT	Hotham Memorial Uniting Church	a d	14993
25 The Strand PORT ELLIOT	House	a d	15006
17 Murray Street PORT ELLIOT	House (Glengarry)	a d	15011
19 The Strand PORT ELLIOT	House (Ratowa)	a d	15005
1 Barbara Street PORT ELLIOT	House (Rothestay)	a d	15002
Lot 180 North Terrace PORT ELLIOT	House (Ruthen Cottage)	a d	15008
5 The Strand Lot 2 PORT ELLIOT	House (St Anton)	a d	14980
25 The Strand PORT ELLIOT	House (Trafalgar House)	a d	15007
2 Freeling Street PORT ELLIOT	House (Trigg Cottage)	a d	15010
17 The Strand PORT ELLIOT	House (Wycombe)	a d	15004
Part Lot 164 The Strand PORT ELLIOT	Institute Building and Library	a d	15016
Horshoe Bay PORT ELLIOT	Jetty	a d	14953
202 Donoghue Road WOODSIDE	Murdoch Hill Uniting Church; Stone church with timber-shingle gable roof (excluding cgi cladding), multi-paned windows with half-round arches, stone label, and stone and brick extension to rear. (Excluding render, porch, and corrugated-iron extension).	a c f	27741
1-2/ 41 The Strand PORT ELLIOT	Post Office	a d	14996
47 The Strand PORT ELLIOT	Residence	a d	14998

1 Adelaide Road STRATHALBYN	Residence; All the external materials, form and detailing of the front and side facades of the original house including veranda detailing and complicated roof form, and dominant chimneys.	a d	14690
6 George Street STRATHALBYN	Residence; The overall form, materials and detailing of the front and side facades of the original dwelling including face stone and brick work. The later roof tiles do not form part of the listing.	a d	14744
32 Coronation Road STRATHALBYN	Residence; The overall form, materials and detailing of the front and side facades of the original dwelling including face stone and brickwork.	a d	14731
1 Abbott's Lane STRATHALBYN	Residence; The overall form, materials and detailing of the front and side facades of the original dwelling including the face stone and brickwork.	a d	14688
11 Adelaide Road STRATHALBYN	Residence; The overall form, materials and detailing of the front and side facades of the original house including face stone and brickwork, and face brick to chimneys.	a d	14691
2 Jeff Street STRATHALBYN	Residence; The overall form, materials and detailing of the original circa 1910 residence including roof form and details, bull-nose veranda with gable and trim, gooseneck finials to roof and veranda and timber fretwork to veranda	a d	14698
4 Anderson Street STRATHALBYN	Residence; The remaining external original form and materials including the face stone walls and timber joinery.	a d	14697
10 Adams Street STRATHALBYN	Residence; The remaining external original form and materials of the front and side facades of the original dwelling, including the face stone walls and timber joinery. The altered roof form and extended eaves do not form part of the listing.	a d	14689
32 North Terrace PORT ELLIOT	Royal Family Hotel	a d	14994
49 The Strand PORT ELLIOT	Shop with residence	a d	14999
31 The Strand PORT ELLIOT	Shop with residence	a d	15001
45 The Strand PORT ELLIOT	Shop with residence	a d	14997
49 North Terrace PORT ELLIOT	Shops and Dwelling	a d	15009
11-25 Coronation Road STRATHALBYN	Showgrounds, Hall & Gates; The full allotment which incorporates the Showgrounds, Caravan Park including the gates, hall, oval and mature tree plantings form the extent of the listing .	a c e	14730
28 The Strand PORT ELLIOT	St Jude's Church of England	a d	15014
Lot 173 Murray Street PORT ELLIOT	St Judes Hall	a d	15012

24a The Strand PORT ELLIOT	St Judes Rectory	a d	14995
35 Nairne Road WOODSIDE	Woodside Uniting Church, Sunday School & Cemetery; 1851 stone chapel, 1862 stone chapel with porch, and cemetery including marble gravestones and some cast-iron railing	a c d f	27742

Barossa

12 Washington Street ANGASTON	1850s and 1860s sections of former Police Station and Courthouse	a c d f	16879
12-14 Sturt Street (corner Fife) ANGASTON	1878 Church manse, 1861 Church and stable buildings	a b c d e	16876
Murray Street (Nuriootpa Road) ANGASTON	Angaston Bridge	a c d	17047
8 Hannay Crescent ANGASTON	Angaston Cemetery; Cemetery walls, (ten) headstones, cast and wrought iron fences and mature cypress pine trees	a c e	16856
302 Angaston Road ANGASTON	Angaston District Cemetery	a c d	17049
59 Murray Street ANGASTON	Angaston Hotel & early structures to rear	a b c d e f	17299
13-21 Washington Street ANGASTON	Angaston Recreation Park including Agricultural Show Hall and original sections of Grandstand	a b c e f	16874
Lot 3 Barossa Valley Way LYNDONCH	Anglican Cemetery	a c	17118
55 Melrose Street MOUNT PLEASANT	ANZ Bank	a c d	16824
475 Williamstown Road COCKATOO VALLEY	Ashlyn	a d	17582
34 Gilbert Street LYNDONCH	Attached cottages	a b d	16781
19-21 Gilbert Street LYNDONCH	Attached houses	a c	17113
36 Gilbert Street LYNDONCH	Attached houses (former Barossa Inn)	a c d	16782

41 Murray Street ANGASTON	Barossa Brauhaus Hotel including verandas	a c f	16863
Goldfields Road BAROSSA GOLDFIELDS	Barossa Goldfields Interpretive Area	a b	17574
110 Trial Hill Road ALTONA	Barossa Mount Homestead	a	17125
136 Berryfield Road LYNDOCH	Berryfield	a b	17120
146 Basedow Road BETHANY	Bethany Cemetery	a c	17100
38 Barossa Valley Way LYNDOCH	Butcher's shop	a c	17110
98 Melrose Street MOUNT PLEASANT	Butcher's Shop and attached house	a c	16828
Lot 649 Herriot Road MOUNT PLEASANT	Cemetery	a d	16816
100 Hermann Thumm Drive LYNDOCH	Charles Cimicky Winery	a	17122
201 Teusner Road CONCORDIA	Concordia Cemetery	a c	16771
204 Willows Road (adjacent Sporn Farm) LIGHT PASS	Cottage	a d	17069
32 Gilbert Street LYNDOCH	Cottage	a d	16780
21 King Street LYNDOCH	Cottage	a d	16789
567 Lindsay Park Road (corner Gruenberg Road) MOCULTA	Cottage	a d	16710
15-17 McGormans Road MOUNT PLEASANT	Cottage	a d	16817
15 Melrose Street MOUNT PLEASANT	Cottage	a	16818

19 Melrose Street MOUNT PLEASANT	Cottage	a	16819
20 Melrose Street MOUNT PLEASANT	Cottage	a	16820
27 Truro Road MOCULTA	Cottage (former Altmann House)	a d	16707
26-28 Truro Road MOCULTA	Cottage (former Jahne Store)	a d	16708
199 Mirooloo Road EDEN VALLEY	Cottage Ruin	a d	17588
81 L Pumpas Road FLAXMAN VALLEY	Cottage Ruin	a d	16809
Lot 591 Bartschs Road EDEN VALLEY	Cottage Ruins	a d	16803
10 King Street LYNDOK	Cottages	a d	16788
18 North Street ANGASTON	Early masonry and brick school building	a c d f	16699
15 Matthews Road EDEN VALLEY	Eden Valley Uniting Church	a c d	17144
44 Maders Road FLAXMAN VALLEY	Farm Complex	a d	16808
159 Krondorf Road KRONDORF	Farm Complex	a d	16702
224 Krondorf Road KRONDORF	Farm Complex	a d	17065
1666 Keyneton Road MOCULTA	Farm Complex	a b d	17573
381 Golden Gate Mines Road ANGASTON	Farmhouse	a b d	17050
206 Rhine Park Road EDEN VALLEY	Farmhouse	a d e	16810
108 W Pumpas Road FLAXMAN VALLEY	Farmhouse	a d	16814

661 Craneford Road FLAXMAN VALLEY	Farmhouse (Avon Brae)	a b d	17594
67 Melrose Road MOUNT PLEASANT	Farmhouse (Landsdown)	a b d e	16836
787 Lindsay Park Road (corner Shannon Road) MOCULTA	Farmhouse and Log Farm Buildings	a d	16711
1844 Eden Valley Road EDEN VALLEY	Farmhouse and outbuildings	a d	16804
201 McGormans Road MOUNT PLEASANT	Farmhouse Complex	a d	17590
Lot 1 Cemetery Road EDEN VALLEY	Farmhouse Ruin	a b	16854
123 W Pumpas Road FLAXMAN VALLEY	Farmhouse Ruins	a d	16813
178 McGormans Road MOUNT PLEASANT	Farmhouse Ruins	a b d	17591
108 W Pumpas Road FLAXMAN VALLEY	Farmhouse Ruins (Burn Brae)	a d	16806
92 Murray Street ANGASTON	Fig Tree Cottage	a d	16698
6 Hill Street West ANGASTON	Former Angaston Fruit Growers Coop Dehydration building	a b c d	16857
13 Murray Street ANGASTON	Former Bank of Adelaide building	a c d f	16860
8 King Street LYNDOK	Former Bible Christian Chapel	a c d	16787
7 Murray Street EDEN VALLEY	Former Butter Factory	a d	17145
407 Craneford Road EDEN VALLEY	Former Church and Graveyard (South Rhine Baptist Church)	a d	17586
1-9 Murray Street (corner Schilling Street) ANGASTON	Former Council Chamber	a c d	16859

1 Washington Street (corner Fife Street) ANGASTON	Former Council office (stone)	a c d	16877
2052 Keyneton Road MOCULTA	Former Farmhouse (Braeview)	a b d	16709
235 Gawler Park Road ANGASTON	Former Gawler Park Winery Buildings	a b d	16700
18 Murray Street ANGASTON	Former Methodist Church	a c	16861
1 Herriot Road MOUNT PLEASANT	Former Motor Garage and attached House	a b d f	16815
66 Murray Street ANGASTON	Former Postal and Telegraph Office, including veranda	a c	16869
46 Murray Street ANGASTON	Former residence (Angaston Medical Centre)	a c e	16865
32 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14869
48 West Terrace STRATHALBYN	Residence; The external form, materials and detailing of the front and side facades of the original dwelling.	a d	14870
407 Craneford Road EDEN VALLEY	Former School	a	17584
110 Melrose Street MOUNT PLEASANT	Former Service Station	a c	16830
6-8 Washington Street ANGASTON	Franklin House and the stone wall frontage along Washington Street	a d e	16878
24 Murray Street ANGASTON	Front section of the house, underhipped roof	a d	16862
114 Melrose Street MOUNT PLEASANT	House	a c d	16831
124-126 Melrose Street MOUNT PLEASANT	Bakery and attached house	a d	16832
146-148 Melrose Street MOUNT PLEASANT	Totness Hotel	a c d f	16833

158 Melrose Street MOUNT PLEASANT	Pair of attached cottages	a d	16834
160-162 & 164 Melrose Street MOUNT PLEASANT	House Ruin and barn	a d	16835
231 Melrose Street MOUNT PLEASANT	St. John the Evangelist Anglican Church	a c f	16837
35 Ross Smith Road MOUNT PLEASANT	Farm Complex (Dew Vale)	a b d e	17592
3-5 Saleyards Road MOUNT PLEASANT	Uniting Church Complex	a c	16839
8 Williamstown Road MOUNT PLEASANT	Stone Outbuildings (rear of Pettwood)	a d	17589
27B Fourth Street NURIOTPA	House	a d	16713
3 Murray Street NURIOTPA	House	a d	16714
15 Murray Street NURIOTPA	Former Post Office	a c d	16715
28 Murray Street NURIOTPA	Angas Park Hotel	a c d	16716
36 Murray Street NURIOTPA	St. Boniface Anglican Church	a c d	16717
46 Murray Street NURIOTPA	Soldiers Memorial Hall	a c d e	16718
54 Murray Street NURIOTPA	Coulthard Memorial Uniting Church	a c d	17075
1-3 Penrice Road NURIOTPA	Nuriootpa High School Administration Building		17016
7 Second Street NURIOTPA	House	a d	16719
10 Second Street NURIOTPA	House and Outbuilding	a d	16720

15 Second Street NURIOTPA	House	a d	16721
20-22 Second Street NURIOTPA	St. Petri Lutheran Church Tower	a c	17074
33B Second Street NURIOTPA	House	a d	16722
35 Second Street NURIOTPA	House	a d	16723
10 Seppeltsfield Road NURIOTPA	Siegersdorf Cemetery	a c	17077
Tanunda Road NURIOTPA	Penfolds Winery (front section which retains detailing and materials from 1911 including rendered walls and circular columns)	a d	17073
94-96 Penrice Road PENRICE	House	a d	17079
105 Penrice Road PENRICE	Salem Church	a c d	17080
114 Penrice Road PENRICE	House	a d	17081
118 Penrice Road PENRICE	House	a d	17082
122 Penrice Road PENRICE	House	a d	17083
128 Penrice Road PENRICE	Row of cottages	a d	17084
290 Penrice Road PENRICE	Farmhouse	a d f	16724
8 Sarah Street PENRICE	House	a d	17085
55 Wirra Wirra Road PEWSEY VALE	Martinsell complex (Wirra Wirra, The Grange)	a d e	17127
327 Rosedale Road ROSEDALE	Rosenthal Pioneer Cemetery	a c	16774
493 Rosedale Road ROSEDALE	Cottage	a b d	17107

497 Rosedale Road ROSEDALE	Cottage (adjacent Church)	a b d	16773
508 Rosedale Road ROSEDALE	House (former Post Office)	a c	16772
Lot 12 Barossa Valley Way ROWLAND FLAT	Settlers Cottage	a d	17603
1820 Barossa Valley Way ROWLAND FLAT	Rowland Flat Cemetery	a c d	17129
1887 Barossa Valley Way ROWLAND FLAT	House and outbuildings	a d	17580
1890 Barossa Valley Way ROWLAND FLAT	House	a d e	17130
1914 Barossa Valley Way ROWLAND FLAT	Gramp House	a d e	17131
1926 Barossa Valley Way ROWLAND FLAT	House (part of Orlando)	a d	17132
1927 Barossa Valley Way ROWLAND FLAT	Former Post Office (Fiebig's Store)	a c	17579
1929 Barossa Valley Way ROWLAND FLAT	Altmanns	a d	17135
1930 Barossa Valley Way ROWLAND FLAT	House (part of Orlando)	a d	17133
1937 Barossa Valley Way ROWLAND FLAT	Rowland Flat War Memorial Community Centre	a c	17578
1940 Barossa Valley Way ROWLAND FLAT	Former store and house	a c d	17134
1 Church Road ROWLAND FLAT	Holy Trinity Lutheran Church	a d	17128
135 Jacob Road ROWLAND FLAT	Early Winery (original Gramps Winery)	a d e	17602
728 Barossa Valley Way SANDY CREEK	Sandy Creek Hotel	a c	17108
25 McIntyre Road SANDY CREEK	House (Woodlands)	a b d e	17575

714 Cookes Hill Road SPRINGTON	Spring Farm	a b c	17598
727 Cookes Hill Road SPRINGTON	House and outbuildings	a b d	17597
70 E Staricks Road SPRINGTON	Farm complex (Turnagain)	a b d	17600
4-6 Graetz Street SPRINGTON	House (Former Barn) and attached outbuilding	a d	16842
4 Hamilton Road SPRINGTON	St John's Lutheran Church Complex	a b c d	16843
2 Johannes Street SPRINGTON	House (former St. Mary's Anglican Church)	a c d	16840
Jutland Road SPRINGTON	Bridge	a d	17599
400 Jutland Road (corner Church Road) SPRINGTON	South Rhine Presbyterian Church Complex		17043
2 Koop Creek Road corner Cookes Hill Road SPRINGTON	Zion Baptist Cemetery	a c d	16853
64 Lablacks Road SPRINGTON	Farm Complex (Elm Hill)	a b d	17595
10 - 12 Miller Street SPRINGTON	Former Springton Gallery and attached house	a	16844
13 Miller Street SPRINGTON	House	a d	16845
14 Miller Street SPRINGTON	Restaurant (Café C)	a c d	16846
16-18 Miller Street SPRINGTON	Springton Hotel and outbuilding	a c	16847
19 Miller Street SPRINGTON	House	a	16848
20 - 26 Miller Street SPRINGTON	Community Hall	a c	16841

25 Miller Street SPRINGTON	Springton Primary School	a c	16849
345 Shearers Road SPRINGTON	South Rhine Cemetery	a c d	17596
78 W Dewells Road SPRINGTON	House and outbuilding (Glengarry)	a d	17601
23 William Street SPRINGTON	House	a d	16850
36 Williamstown Road SPRINGTON	House	a c	16851
40 Williamstown Road SPRINGTON	Former Black Springs Hotel	a d	16852
Lot 51 Duck Ponds Road STOCKWELL	Stockwell Hotel	a b c d	17087
4 Duck Ponds Road STOCKWELL	Stockwell Hall	a c d	16725
11-13 Duck Ponds Road STOCKWELL	House (former Post Office)	a c d	17086
153 Duck Ponds Road STOCKWELL	Farmhouse (Carrara) and Outbuildings	a b d	16730
4 King Street North STOCKWELL	House	a d	17088
6-8 King Street South STOCKWELL	House	a d	17089
10-12 King Street South corner Queen Street STOCKWELL	House	a d	17090
6-8 Plains Road STOCKWELL	House	a d	16727
2 Prince Street (corner Stockwell Road) STOCKWELL	House and Outbuilding	a d	16728

2 Queen Street (corner Stockwell Road) STOCKWELL	House	a d	16729
1 Stockwell Road corner Duck Ponds Road STOCKWELL	St. Thomas Lutheran Church	a c d	17091
Basedow Road TANUNDA	Tanunda Railway Station (sandstone building)	a c d	17092
1 Basedow Road TANUNDA	Soldiers Memorial Hall	a c d e	16731
5 Basedow Road TANUNDA	House	a d	16732
7 Basedow Road TANUNDA	House	a d	16733
2 - 10 Bushman Street TANUNDA	Former Tanunda Primary School (Original Classroom)	a c d	17093
Elizabeth Street Tanunda Oval TANUNDA	Grandstand	a c d	17095
Elizabeth Street Tanunda Oval TANUNDA	Adolph Schulz Memorial Gates	a d e	17094
4 Elizabeth Street TANUNDA	House	a d	16734
9 Elizabeth Street TANUNDA	House	a d	16735
26 Elizabeth Street TANUNDA	House	a d	16736
28 Elizabeth Street TANUNDA	House	a d	16737
12 Fiedler Street TANUNDA	House	a d	16738
18 Jane Place TANUNDA	Lutheran Primary School Classrooms	a c d	17098

33 Langmeil Road TANUNDA	House (former Arrawara Winery)	a d f	16739
51 Langmeil Road TANUNDA	Outbuilding	a d	16740
55-61 Langmeil Road TANUNDA	House and Outbuildings	a d	17096
76 Langmeil Road TANUNDA	House	a d	16741
82 Langmeil Road TANUNDA	House	a d	16742
88 Langmeil Road TANUNDA	House	a d	16744
94 Langmeil Road TANUNDA	Veritas Winery	a d	16745
96 Langmeil Road TANUNDA	Early Barn	a d	16746
99 Langmeil Road TANUNDA	House	a d	16747
101 Langmeil Road TANUNDA	Outbuildings and Cottage	a d	16748
45-47 MacDonnell Street TANUNDA	Tanunda Club	a c d	17097
5 Maria Street TANUNDA	House	a d	16750
19 Maria Street TANUNDA	House	a	16751
40 Maria Street TANUNDA	House	a d e	16752
Corner Murray Street and Julia Street TANUNDA	E.H. Coombe Monument	a	16762
17 Murray Street TANUNDA	House	a d	16753

18 Murray Street TANUNDA	Houses	a d	16754
21 Murray Street TANUNDA	Tanunda Veterinary Clinic and former Anglican Rectory	a d e	16755
32-34 Murray Street TANUNDA	Former Mill	a d	16756
36 Murray Street TANUNDA	Former Shop and House	a d	16757
38 Murray Street TANUNDA	Shop	a d	16758
49 Murray Street TANUNDA	Solicitor's Offices	a d e	16759
51-57 Murray Street TANUNDA	Tanunda Hotel	a c d	16760
66-68 Murray Street TANUNDA	Barossa Visitors Centre	a d e	16761
77 Murray Street TANUNDA	Tabor Lutheran Church	a c d	16763
79-81 Murray Street TANUNDA	Library and Council Office (former Shop and House)	a c d	16764
83 Murray Street TANUNDA	The Hub (former Shop and House)	a c d	16765
88 Murray Street TANUNDA	Homburg's Real Estate	a d e	16766
115 Murray Street TANUNDA	St. Paul's Lutheran Church	a	17099
135 Murray Street TANUNDA	Tabor Cemetery	a c	16767
21 Para Road TANUNDA	Richmond Grove Winery	a d	16768
65 Para Road TANUNDA	Langmeil Winery, House and Outbuildings	a d	16749
48 Paradale Drive TANUNDA	Ironstone Shed	a d	16743
9 Seppeltsfield Road TANUNDA	Winery	a d	17078

24 St Hallets Road TANUNDA	St. Halletts Winery	a b	16769
963 Light Pass Road VINE VALE	House (former Rocky Valley Church)	a d	17101
Magnolia Road (between Light Pass and Nelder Roads) VINE VALE	House	a d	17104
307 Magnolia Road VINE VALE	House	a d	17103
41 Mengler Hill Road VINE VALE	House	a d	17105
148 Vine Vale Road (near corner Research Road) VINE VALE	Pug Outbuildings	a d	16770
Church Street WILLIAMSTOWN	Williamstown Cemetery	a c	17137
12 George Street WILLIAMSTOWN	St. Peters Church of England and Hall	a c d e	17138
46 George Street WILLIAMSTOWN	House	a d	17139
98 Glen Gillian Road WILLIAMSTOWN	Glen Gillian	a b d e	17604
1B Little Eva Street WILLIAMSTOWN	Cottage	a d	16791
40 Mahlo Road (Winkley Road near corner Williamstown Road) WILLIAMSTOWN	Ruins	a d	17583
8 Margaret Street WILLIAMSTOWN	Church of Christ	a c d	16792
15 Margaret Street WILLIAMSTOWN	Williamstown School	a c d	17143

Memorial Drive WILLIAMSTOWN	RSL Hall	a c	16795
90 Old Bethel Road WILLIAMSTOWN	Farmhouse	a d	17581
24 Queen Street WILLIAMSTOWN	Former Foresters Hall	a c d	17163
35-39 Queen Street WILLIAMSTOWN	Post Office, Shops and attached house	a c d	17141
41 Queen Street WILLIAMSTOWN	Attached houses	a c d	17142
7 Murray Street EDEN VALLEY	General Store and Post Office	a	17146
1222 Light Pass Road BETHANY	Habermann Private Cemetery	a c	17102
207 Krondorf Road KRONDORF	Henschke Farm Complex	a d	16701
146 Trial Hill Road LYNDOCH	Highlands Homestead	a b d	17576
12 Lindsay Street ANGASTON	Hill House	a d e	16858
24 Dean Street ANGASTON	Hillview	a c	16855
3 Altona Road (corner Barossa Valley Way) LYNDOCH	Holy Trinity Anglican Church and manse	a c d	17117
117 C Rogers Road (corner Hilsenitz Road) FLAXMAN VALLEY	Homestead (Paraville)	a d	16811
44 Moculta Road ANGASTON	House	a d e	16696
94 Murray Street ANGASTON	House	a d	16872
5 Murray Street EDEN VALLEY	House	a d	16797

6 Murray Street EDEN VALLEY	House	a d	16799
8 Murray Street EDEN VALLEY	House	a d	16798
22 Murray Street EDEN VALLEY	House	a d	16801
26A Murray Street EDEN VALLEY	House	a d	17147
179 Krondorf Road KRONDORF	House	a d	17062
Lot 570 Rifle Range Road near corner of Nicolai Road KRONDORF	House	a d	17106
411 Light Pass Road (corner Immanuel Way) LIGHT PASS	House	a d	17068
22 Gilbert Street LYNDOK	House	a d	16779
44 Gilbert Street LYNDOK	House	a d	16784
48 Gilbert Street LYNDOK	House	a c d	16785
56-58 Gilbert Street LYNDOK	House	a d	16786
157 Craneford Road FLAXMAN VALLEY	House (Craneford)	a e	16805
170 Keyneton Road EDEN VALLEY	House (Fernfield)	a d e	17587
14-16 Gilbert Street LYNDOK	House (former Lord Lyndoch Hotel)	a f	16689
7 Foster Street LYNDOK	House (former School)	a c d	16776
12 Foster Street LYNDOK	House (former School)	a c d	16777

36 Sieboth's Road FLAXMAN VALLEY	House (Hillview)	a d	16812
43-45 Murray Street EDEN VALLEY	House (Old Manse)	a	16802
27 North Street ANGASTON	House (Stone Villa)	a c e	16873
Eden Valley Road EDEN VALLEY	House (Sunnyvale)	a d	16796
1 Truro Road MOCULTA	House and attached former Shop	a d	16705
6 Truro Road MOCULTA	House with attached former Shop	a d	16706
188 Gods Hill Road LYNDOCH	Ironstone Cottage	a d	16790
230 Bethany Road BETHANY	Kohlhagen House	a b d e	17053
235 Krondorf Road KRONDORF	Krondorf Cemetery	a c d	17061
6 Grocke Road KRONDORF	Lawley Farmhouse	a d	17064
237 Bethany Road BETHANY	Liersch House	a b d	17058
395 Light Pass Road LIGHT PASS	Light Pass Primary School	a c d	17067
136 Angas Valley Road MOUNT PLEASANT	Lilybank	a b d e	17593
20 Nicolai Road BETHANY	Lindner House and Slaughter yards	a b d e	17054
143 Lyndoch Valley Road LYNDOCH	Lyndale Winery	a b d	17124
King Street LYNDOCH	Lyndoch Cemetery	a c d	17114
1-3 Gilbert Street (corner Lyndoch Valley Road) LYNDOCH	Lyndoch Hotel	a b c f	17112

31 Barossa Valley Way (corner Gilbert Street) LYNDOCH	Lyndoch Institute	a c d	17111
19 Margaret Street LYNDOCH	Lyndoch Primary School	a c d	17116
Long Gully Road ANGASTON	Marble Quarry	a	17048
14-16 Murray Street EDEN VALLEY	Memorial Hall	a c d e	16800
10-14 Truro Road MOCULTA	Moculta Primary School	a c d	17070
13 Yumbunga Road MOUNT MCKENZIE	Mount Mackenzie Hall	a c	17572
106 Melrose Street MOUNT PLEASANT	Mount Pleasant General Store	a c	16829
57A Melrose Street MOUNT PLEASANT	Mt Pleasant Post Office	a c d	16825
22-26 Hospital Road MOUNT PLEASANT	Mt Pleasant Primary School	a c d	17148
773 Warren Vale MOUNT CRAWFORD	Murray Vale	a b d e	17577
45 Murray Street ANGASTON	National Bank Building	a c d	16864
47-49 Melrose Street MOUNT PLEASANT	Office and attached House	a c d e	16822
195 Bethany Road BETHANY	Old Lutheran Manse	a b d e	17060
Lot 705 Basil Roesler's Road EDEN VALLEY	Outbuildings	a d	17585
190 Willows Road LIGHT PASS	Pug Cottage	a d	16704
Rear 28 Truro Road (corner William Street) MOCULTA	Pug Outbuildings	a d	17071

65-67 Murray Street ANGASTON	Real estate office	a d e	16697
192 Krondorf Road KRONDORF	Residence (former Krondorf Church)	a c d	17066
131 Krondorf Road KRONDORF	Rockford Winery Complex	a d	17063
38-40 Gilbert Street LYNDOCH	Row of attached cottages	a b d	16783
Lot 498 Gnadenberg Road off Parrot Hill Road MOCULTA	Ruins (former Jacob Allerts House)	a b d	16712
331 Bethany Road BETHANY	Schulz House and Outbuilding	a b d	17055
36 Barossa Valley Way LYNDOCH	Shop (former Post Office)	a c d	17109
5 Lyndoch Valley Road LYNDOCH	Shop (Randall's)	a c d	17115
42 Barossa Valley Way LYNDOCH	Shop and attached house	a c	16778
47 Murray Street ANGASTON	Shop and house	a c d	16866
50A and B Murray Street ANGASTON	Shop and House	a d	17298
48 Murray Street ANGASTON	Shop including separated rear sections of building	a d	16867
34 Barossa Valley Way LYNDOCH	Shop with attached residence	a	16775
53 Melrose Street MOUNT PLEASANT	Shops (Tatiara House)	a c d	16823
61 Melrose Street MOUNT PLEASANT	Soldiers Memorial Hall	a c d	16827
313 Bethany Road BETHANY	Sonntag House	a b d e	17056

10 Schilling Street ANGASTON	St Hugh's Anglican Church	a c d e	16875
167 Gods Hill Road LYNDOCH	St Jakobi Cemetery	a d	17121
208 Lyndoch Valley Road LYNDOCH	St Jakobi Lutheran Church and School	a c	17123
3241 Eden Valley Road MOUNT PLEASANT	St. John the Evangelist Anglican Cemetery	a d	16838
89 Murray Street ANGASTON	Stone barn at rear (Kent Street)	a d	16870
91 Murray Street ANGASTON	Stone barn at rear (Kent Street)	a d	16871
115 Barritt Road near Riverside LYNDOCH	Stone Barns (and stone cottage)	a d e	17119
67 Melrose Street MOUNT PLEASANT	Stone outbuildings (former Mill)	a c d e	17605
291 Bethany Road (Creek Causeway) BETHANY	Stone Wall	a b d	17057
412 Light Pass Road LIGHT PASS	Strait Gate Lutheran Church Tower	a b d	16703
43 Melrose Street MOUNT PLEASANT	Talunga Hotel	a c d	16821
218 Bethany Road BETHANY	The Landhaus	a b d e	17052
188 Bethany Road BETHANY	Topp House	a b d e	17051
61A Melrose Street MOUNT PLEASANT	Totness House and Outbuildings	a d e	16826
Lot 2 Basedow Road BETHANY	Tscharke House	a b d	17059
Warren Road MOUNT CRAWFORD	Warren Reservoir	a	17126

143 Karra Yerta Road FLAXMAN VALLEY	Wootoona	a b	17571
83-85 Murray Street ANGASTON	Zion Lutheran Church	a b c d e f	17300

Burnside

548 Portrush Road GLEN OSMOND	Abergeldie Hospital; The external front façade of the 1860-1870s two storey stone mansion only. Key features include the Italianate square tower and square ridge cresting, roof and verandah forms and decorative detailing, bluestone walls and rendered dressings. Excludes hospital extension at rear and side.	a d f	8125
40-44 and 46-50 Shipsters Road KENSINGTON PARK	Attached Houses; External original form and fabric of attached cottages. Key features include roof forms, brick walls and bluestone side walls. Reconstructed verandahs are excluded.	a d e	8208
1 Benacre Close GLEN OSMOND	Benacre Fence and Gate Posts; Form, fabric and location of the 1870s masonry and render gateposts and cast iron fence and plinth. (Note: 'Benacre' is entered in the State Heritage Register. Refer Table Bur/3).	a d f	8117
28 Briant Road MAGILL	Bennett's Pottery; Significant site: 1956 buildings and interpretive plaque.	a b e f	8253
The Parkway LEABROOK	Bluestone Guttering and Kerbing; 1880s bluestone guttering and kerbing extending full length of The Parkway from Rochester Street to Knightsbridge Road.	a d	8244
Hazelwood Avenue HAZELWOOD PARK	Brick Bridge, Stone Abutments and Walls; Form and construction of double arched brick bridge and riverstone abutments, random stone wing walls crossing First Creek within Hazelwood Park Reserve.	a d	8156
12A Moorcroft Court (& Lot 16 Warren Street) BURNSIDE	Bridge & Garden - formerly part of the Moorcroft Estate; Open Space; Eucalyptus camaldulensis (River Red Gum) trees; Stone bridge (on Second Creek Reserve).	a b c e	8075
1 High Street BURNSIDE	Burnside School Memorial Gates; Form and fabric of the 1928 memorial gates. Key features include glazed brick pillars, Marseilles tile roof and timber gates.	a d e	8064
18 Jackson Street MAGILL	Cemetery and Trees; Cemetery monuments; Rows of Pinus pinea (Stone Pine) and Pinus halepensis (Aleppo Pine) trees along Jackson Street frontage and southern boundary.	a c e	8257
34 Hallett Road STONYFELL	Fergusson Conservation Park; Full extent of reserve, incorporating natural bushland.	a c f	8314
Lot 192 Fergusson Square TOORAK GARDENS	Fergusson Square Reserve; Extent of garden reserve including mature planting, central pergola, street lighting and other built features.	a c d e f	8325

Sec. 320 Glynburn Road BURNSIDE	Former Tram Poles; Form, and location of the former tram poles.	a c e	18909
53 Queen Street WILLIAMSTOWN	House	a d	16793
68 Queen Street WILLIAMSTOWN	House	a d	16794
578 The Parade AULDANA	Skye Cellars; External form and original materials of rear sections of two storey cellar building. Key features include simple warehouse form, wide door openings to ground floor, arched windows to upper level, masonry walls later painted and rendered. Excludes front (west) concrete block section.	a b c d e	8019
Beaumont Common BEAUMONT	Reserve; Entire reserve and its undeveloped character, including the following significant trees: all Eucalyptus microcarpa (Grey Box) and Eucalyptus leucoxylon (South Australian Blue Gum) trees; Araucaria bidwilli (Bunya Pine) located approximately five metres south of northern boundary and 30 metres east of Sturt Place.	a c e f	8020
Caithness Avenue BEAUMONT	Quarrying Monument; The form and fabric of the 1975 sandstone monument and metal plaque.	a e	8021
26 Cooper Place BEAUMONT	House - Holly Grange; The external form and fabric of the original 1860s bluestone house, including square tower and decorative features. Does not include front fence.	a d	8022
1 Dashwood Road BEAUMONT	House and Trees; The external form and fabric of the c1877 stone residence and 1912/1929 additions. Notable trees include Araucaria heterophylla (Norfolk Island Pine) tree approximately 20 metres north-northeast of walkway entrance and 20 metres north of Dashwood Road; Eucalyptus microcarpa (Grey Box) tree approximately two metres north of Dashwood Road and four metres west of eastern boundary, Eucalyptus citriodora (Lemon scented Gum) approximately three metres south of northern boundary and ten metres east-southeast of Council reserve; Old Pear Tree. (Note: The stone Barn located on this site is listed on the State Heritage Register. Refer Table Bur/3)	a d e f	8023
10 Fernleigh Avenue BEAUMONT	House - Fernleigh; External fabric and form of the 1882 stone villa with 1920s detailing. Key features include the Tuscan column verandah supports, Marseilles tile roof, rendered chimneys and notable basement floor with arched detailing.	a d	8024
7 Green Gate Crescent BEAUMONT	House; External form and fabric of the 1906 residence. Key features include face bluestone walls, tall chimneys, eaves brackets, roof with ventilating gables and return verandah. Later extensions are excluded.	a d	8026
John Cleland Drive BEAUMONT	Trees - Davenport Olive Groves; Row of Olive trees (Olea europea) planted in 1864 by Sir Samuel Davenport and identified by a plaque.	a b	8027

46 Katoomba Road BEAUMONT	House - Crechan; External form and fabric of the 1920s Gentleman's residence. Key features include gabled roof form, deep verandah, verandah supports and walls and timber joinery. Mature plantings including large Ash trees and Pines contribute to the setting of the building.	a d	8028
4 Lascelles Avenue BEAUMONT	House - Sunnyside; External form and fabric of the 1880s two storeyed stone mansion. Key features include stone walls, decorative ironwork, roof form and chimneys.	a d e	8029
6 Schebella Court BEAUMONT	House - Karryerta; External form and original fabric of circa 1860 cottage. Key features are face bluestone walls, low scale roof to earliest section and verandah incorporated in roof line. Later alterations are excluded.	a d	8030
10 Sunnyside Road BEAUMONT	House - Sunnyside Lodge; External form and fabric of stone lodge and associated entrance gates, gate piers and stone wall. Key features include bluestone walls, brick dressings and chimneys and drystone front boundary wall.	a d e	8032
38 Sunnyside Road BEAUMONT	House; External form and fabric of the 1930s cottage, excluding front porch and pergola. Key features include masonry walls, timber joinery, corrugated iron roof and modest appearance.	a e	8033
7 The Common BEAUMONT	House; External form and fabric of 1930s gentleman's residence. Key features include the distinctive Cape Dutch Gables, rendered masonry walls, round headed windows, Marseilles tile roof and chimney caps, arched porch and brick gate posts.	a d e	8034
14 The Common BEAUMONT	House - Tower House and Retaining Wall; External form and fabric of the 1850s and 1880s components of the house, tower, and retaining wall facing the Common. Key features include bluestone walls, red brick quoins and dressings, red brick chimney, corrugated iron roof form, timber decorative detailing and gable vent.	a d f	8035
221 Beulah Road BEULAH PARK	House - former Corner Shop; External form and fabric of former corner shop and attached residence. Key features include face bluestone walls and concave verandah to residence and 1920s shopfront and verandah to shop.	a c	21944
221 Beulah Road BEULAH PARK	House - former Bakery; External form and fabric of circa 1870s industrial building. Key features include face bluestone wall, red brick quoining and window and door dressings, simple gable form of roof, and location and form of wall openings.	a c d	8036
236 and 238 Beulah Road BEULAH PARK	Houses; External form and fabric of the c1900 components of the house. Key features include red handmade brick walls, terracotta tile frieze and gable decoration, pitched corrugated iron roof with centrally placed chimney, front verandah and all decorative detailing.	a d e	8037
7 Douglas Avenue BEULAH PARK	House - Peroomba; External form and fabric of the house, excluding recent additions. Key features include bluestone walls, red brick quoins, arched red brick portico entrance, decorative eaves brackets, corrugated iron roof form, chimneys, gable vent and timber joinery.	a d	8038
36 Glyde Street BEULAH PARK	House; External form and fabric of original brick and stone components of the c1880's cottage. Key features include bluestone façade, roof and verandah form and chimneys.	a b d	8039

26-32 Howard Street BEULAH PARK	Row of Houses; External form and fabric of the original brick and sandstone components of the four residences. Key features include sandstone fronted facades, simple roof and verandah form and chimneys. Excludes verandah modifications and front fencing.	a d	8040
262 Magill Road BEULAH PARK	Offices - former Shop and Residence; External form and fabric of the bluestone and brick components of the shop and attached residence. Key features include bluestone walls, red brick quoins and parapet.	a c d	8042
1 Mathilda Street BEULAH PARK	House - former Warehouse; External form and fabric of two storey warehouse. Key features include simple gable form and paired window openings to front elevation. The adjacent new garage is excluded.	a c e	8043
3 Mathilda Street BEULAH PARK	House - former Dance Hall; External form and fabric of former 1901 Dance Hall and later circa 1920s adaptations. Key features include face red brick walls and simple hall form.	a c e	8044
5-7 Mathilda Street BEULAH PARK	Attached Houses; External form and fabric of the c1900 components of the house. Key features include red handmade brick walls, terracotta tile frieze and gable decoration, pitched corrugated iron roof with centrally placed chimney, front verandah and all decorative detailing.	a d e	8045
230 Portrush Road BEULAH PARK	House; External form and fabric of the original components of the sandstone mansion. Key features include sandstone walls, roof form and decorative detailing, projecting bays, cast iron verandahs and railings and decorative details.	a d e	8046
246 and 248 Portrush Road BEULAH PARK	Attached Houses; External form and fabric of the c1900 components of the houses. Key features include red handmade brick walls, terracotta tile frieze and gable decoration, pitched corrugated iron roof with centrally placed chimney, front verandah and all decorative detailing.	a d e	8047
250 Portrush Road BEULAH PARK	House; External form and fabric of the c1900 components of the house. Key features include red handmade brick walls with terra cotta tiled bands, square entrance porch, pitched corrugated iron roof and pierced timber barge board	a d e	8048
278 Portrush Road BEULAH PARK	House - former Clayton Memorial Church Manse; External form and fabric of single storey residence. Key features include sandstone walls, concave verandah and brick window and door dressings and quoining.	a d	8049
287-289 The Parade BEULAH PARK	Office - Heynes Nursery - former House; External form and fabric of the bluestone former house. Key features include bluestone walls, roof form and verandah and decorative details.	a e	8050
297 The Parade BEULAH PARK	Office - former House; External form and fabric of the 1880s components of the villa. Key features include sandstone façade, rendered bay fronted window, roof form, chimneys and decorative timberwork.	a d e	8051
309 The Parade BEULAH PARK	Korean Presbyterian Church - former Primitive Methodist Church; External form and fabric of the bluestone Church. Key features include round headed windows, pedimented gable ends, bluestone walls and timber joinery.	a c d	8052

325-331 The Parade BEULAH PARK	Shops - Ransom's Corner; External form and fabric of the 1920s components of the shops and attached residences. Key features include original shopfront features, remaining tiling and metal glazing bars, brick parapet with projecting pilasters and Ransoms Corner sign and suspended verandah.	a b c d e	8053
15-15A, 17, 21 Union Street BEULAH PARK	Houses; External form and fabric of the c1900 components of the house. Key features include red handmade brick walls, terracotta tile frieze and gable decoration, pitched corrugated iron roof with centrally placed chimney, front verandah, timber fascia boards, iron lace work and all decorative detailing.	a d e	8054
9-11, 13, 15-17, 19 Vine Street BEULAH PARK	Houses; External form and fabric of the c1900 components of the house. Key features include red handmade brick walls, terracotta tile frieze and gable decoration, pitched corrugated iron roof with centrally placed chimney, front verandah, timber fascia boards, iron lace work and all decorative detailing.	a d e	8056
29 Chisholm Avenue BURNSIDE	House; External form and fabric of the original random stone cottage. Key features include bluestone walls, red brick dressings, corrugated iron roof form and chimney. Also includes mature red gum tree.	a d	8057
470 Glynburn Road BURNSIDE	House; External form and fabric of 1925 Bungalow style residence. Key features include face freestone walls, Kentish gabled verandah with stone and brick pillars and balustrade, strapped gable end.	a d e	8059
502 Glynburn Road BURNSIDE	Burnside Post Office; External form and fabric of the c1903 red brick post office. Key features include face red brick work, bull nosed verandah, timber eaves brackets, roof form and brick chimney.	a c d	8061
574 Greenhill Road BURNSIDE	House; External form and fabric of the c1885 bluestone symmetrical cottage, c1905 wing extension on the western side and front picket fence. Key features include bluestone walls, concave verandah, cast iron detail and balustrade, roof form and chimneys and mature red gums and conifers on the property.	a d	8062
28 High Street BURNSIDE	House; External form and fabric of the 1880 stone building. Key features include stonework, roof form, bay window and decorative detailing.	a d e	8065
35 High Street BURNSIDE	Shop - former Lockwood's Store; External form and fabric of the circa 1870s corner store. Key features include masonry walling, but not later adaptation or verandah elements.	a c e f	8066
64 High Street BURNSIDE	House; External form and fabric of the 1878 stone villa. Key features include stone walls, return verandah, roof form, chimneys and decorative detailing.	a d e	8068
88 Lockwood Road BURNSIDE	Burnside Christian Church and Chapel; External form and fabric of the 1939 red brick church building. External form and fabric of the 1899 front section of stone chapel. Key features of church include simple plan form, brick walls, stained glass windows and simple detailing. Key features of chapel front include bluestone walls and simple detailing.	a b c d	8071
90 Lockwood Road BURNSIDE	House - Lockwood House; External form and fabric of the 1884 bluestone villa. Key features include symmetrical design, roof and verandah form, chimneys and decorative detailing.	a d	8072

92 Lockwood Road BURNSIDE	House - Lockwood Cottage; External form and fabric of the bluestone cottage. Key features include single fronted design, bluestone walls, red brick dressings, roof and verandah form, chimney and decorative detailing.	a d	8073
19 Nilpinna Street BURNSIDE	House- Ivymeade; External form and fabric of the 1870 two storey stone mansion. Key features include sandstone walls, arcaded lower level, mansard roof tower, roof and verandah form, chimneys.	a b d e	8076
27 Nilpinna Street BURNSIDE	House - former Coach House to Ivymeade (19 Nilpinna St); External form and fabric of former coach house. Key features include stone and brick work and utilitarian design and detailing.	a b d	8077
1 Norwich Avenue BURNSIDE	House; External form and fabric of the 1877 stone residence (excluding the front pillars). Key features include symmetrical design, sandstone walls (excluding paintwork), chimneys and decorative detailing.	a d	8078
6 Wyatt Road BURNSIDE	House, Outbuildings and Wall - Wimbourne; External form and original fabric of the 1883 residence and associated outbuildings and wall. Key features include stone walls, roof form, chimney.	a d e	8079
1A Young Street BURNSIDE	House; External form and fabric of two storey residence. Key features include Gorebat (concrete panels) walls, terra cotta tiled roof.	d	8080
8-18 Young Street BURNSIDE	Attached Houses - Knox Homes; External form and fabric of the 1929 set of three paired face brick residences. Key features include brickwork, peaked gables symmetrical, repetitive design, chimneys and chimney pots, leadlight windows and restrained detailing.	a b e	8081
Lot 130 DP 10202 (Adjacent 66 Hallett Road) BURNSIDE	Gate Posts - Andrews Walk; Form and fabric of gate posts. Two pairs of red brick pillars linked by low bluestone wall and cast iron palisade.	a d e	18910
36 Young Street BURNSIDE	House; External form and fabric of the 1850s cottage and 1880s extensions. Key features include random stone construction, symmetrical design, chimneys, sash windows and restrained detailing.	a d	8084
11 Cleland Avenue DULWICH	House; External form and fabric of the 1895 bluestone villa. Key features include bluestone walls, return verandahs, projecting front gable and decoration, chimneys, corrugated iron roof and its design which is the reverse of its neighbour at 15 Cleland Avenue.	a d	8085
15 Cleland Avenue DULWICH	House; External form and fabric of the 1895 bluestone villa. Key features include bluestone walls, return verandahs, projecting front gable and decoration, chimneys, corrugated iron roof and its design which is the reverse of its neighbour at 13 Cleland Avenue.	a d	8086
64A-68 Dulwich Avenue DULWICH	Shops; External form and fabric of the original shopfronts. Key features include the retail use, tiled stall boards and windows and door openings. Excludes continuous bull-nose verandah and modern parapet.	a c	8087
275 Greenhill Road DULWICH	House; External form and fabric of the 1886 bluestone villa. Key features include symmetrical design, bluestone walls, roof form and return verandah with cast iron detailing and semi-circular gable detail, chimneys and large window and door openings.	a d e	8088

1 Stuart Road DULWICH	House and portion of Garden - Dulwich House; External form and fabric of 1880 single storey residence. Key features include face stone walls, slate tiled roof and brick chimneys, verandahs with cast iron trim and expansive garden setting, but not including that part of the garden situated within 25 metres of the western boundary of the allotment.	a d	8089
5A-5H Stuart Road DULWICH	Shops; External form and fabric of the original shopfronts. Key features include the retail use, tiled stall boards and window and door openings. Excludes continuous bullnose verandah and modern parapets.	a c	8090
20 Stuart Road DULWICH	Shops/Offices - Melba - former Lodge and Picture Theatre; External form and fabric of the 1902 brick building. Key features include rendered parapet detail, ornate metal awning brackets, leadlight glass, metal shopfront details and marble threshold and steps.	a c d	8091
22 Elizabeth Street EASTWOOD	House; External form and fabric of the c1800 sandstone and brick cottage. Key features include simple design and roof form and eaves brackets. Excludes 1999 detached dwelling and carport at rear of cottage.	a d e	8092
27-31 Glen Osmond Road EASTWOOD	Shops; External form, fabric and function of the 1920s row of four shops. Key features include original stall board tiling and shop window surrounds, shop front configuration, suspended awning and parapet.	a c d	8093
33-37 Glen Osmond Road EASTWOOD	Shops; External form, fabric and function of the 1878 row of three shops. Key features include shopfront configuration and timber window frames and doors. Excludes cladding of the shopfronts, awning and awning sign.	a b c	8094
39 Glen Osmond Road EASTWOOD	Shop and House; External form and function of the 1880 two storey building. Key features include the configuration of the shop/residence and two storey verandah element. Excludes extension on southern side and cladding on the shopfront.	a c	8095
41 Glen Osmond Road EASTWOOD	Shop/Office; External form, fabric and function of the 1882 former shop. Key features include the original shop window configuration, bluestone walls, incised quoins, parapet detail and the configuration of the reconstructed verandah.	a b c d	8096
43 Glen Osmond Road EASTWOOD	Office - former Shop and Attached Residence; External form and fabric of the 1880s former shop and residence. Key features include the configuration of the shop and residence, roof form and chimney and parapet detail.	a d	8097
47 Glen Osmond Road EASTWOOD	Nursing Home - Anaster - former Residence; External form and fabric of the 1877 bluestone building. Key features include projecting gable ended wings and bay windows, Bluestone walls, rendered dressings and prominent chimneys. Excludes aluminium tile roof cladding and extensions to the original house.	a d	8098
71 Glen Osmond Road EASTWOOD	Office - former Shop and Residence; External form and fabric of the 1884 two storey building. Key features include rendered Italianate façade and stone walls.	a c d	8099

73-79 Glen Osmond Road EASTWOOD	Row of Shops and Residences - Hogg's Buildings; External form and fabric of the 1884 row of two storey shop/ residences (excluding the rear of the building). Key features include parapet and central pediment, chimneys, upper level verandah, French timber doors and the lower level verandah and shopfront configuration.	a d e	8100
81 Glen Osmond Road EASTWOOD	Shop; External form, fabric and function of the 1910 shop. Key features include original shopfront and parapet.	a c d	8101
95 Glen Osmond Road EASTWOOD	Eastwood Community Centre - former Chapel; External form and fabric of the 1880 stone building and painted brick wing additions. Key features include pitched roof form, stone walls, leadlight windows and rendered dressings.	a c d	8102
97-99 Glen Osmond Road EASTWOOD	Attached Shops; External form and fabric of the 1883 attached pair of masonry shops. Key features include rendered parapet detailing and verandah form and spandrel ends.	a c d	8103
23 John Street EASTWOOD	Original House; External form and fabric of the c1882 bluestone cottage. Key features include original cottage form, bluestone walls and chimney. Excludes brick front fence and rear brick extension.	a d	8104
28 John Street EASTWOOD	House; External form and fabric of the 1882 single fronted sandstone cottage. Key features include sandstone walls, brick-edged ventilators, scalloped bargeboards and verandah form.	a d	8105
35 John Street EASTWOOD	Original House; External form and fabric of the 1882 double-fronted bluestone cottage. Key features include roof and verandah form, chimneys and bluestone walls. Excludes rear extension and front fence.	a d	8106
1 Main Street EASTWOOD	Shop; External form and fabric of the early masonry commercial building. Key features include simple form and parapet detailing.	a d	8107
3 Main Street EASTWOOD	House; External form and fabric of the 1880 bluestone cottage. Key features include roof and verandah form, chimneys and decorative detailing. Excludes front fence.	a d	8108
35 Main Street EASTWOOD	House; External form and fabric of the 1883 sandstone cottage. Key features include roof and verandah form and sandstone walls.	a d	8109
41 Main Street EASTWOOD	House; External form and fabric of the 1883 bluestone cottage. Key features include roof and verandah form and sandstone walls.	a d	8110
4 Lock Avenue ERINDALE	House; External form and fabric of 1912 bungalow. Key features include face red brick and render walls, terracotta tiled roof, brick and timber elements to verandah and tall, masonry chimneys with chimney pots.	a d	8112
20 Lockwood Road ERINDALE	House; External form and fabric of 1938 two storey inter-war functionalist residence. Key features include painted rendered masonry walls, metal framed windows with tiled sills, semi-circular front bay window.	a d	8113

1A Ashley Avenue GLEN OSMOND	House ('Benacre Mews, former coach-house to 'Benacre'); External form and fabric of the 1869 bluestone former coach house. Key features include symmetrical configuration, bluestone walls, sandstone dressings, and chimneys.	a b d e	8116
4 Blyth Street GLEN OSMOND	House; External form and fabric of the pre 1850 four roomed core of the masonry cottage. Key features include its low scale and early wall materials.	a e	8118
32 Fowlers Road GLEN OSMOND	House - Warrawee; External form and fabric of the 1898 painted bluestone house. Key features include masonry walls and rendered quoins. Excludes later extensions and paint to bluestone walls.	a d	8120
32 Myrona Avenue GLEN OSMOND	House - Glen Holme; External form and fabric of the bluestone house. Key features include face bluestone walls with brick quoining and window and door dressings, face red brick chimneys, and timber verandah posts and joinery.	a d	8124
594 & 596 Portrush Road GLEN OSMOND	St Saviour's Hall and Rectory; External form and fabric of the 1883 stone dwelling and 1898 stone and brick hall. Key features include stone and brickwork, roof form, roof vents, chimneys and decorative detailing. Excludes additions to the northern side of the hall.	a c d	8126
16 Vine Lane GLEN OSMOND	House; External form and fabric of the 1856-1882 stone cottage. Key features include roof form and slate cladding, verandah form and cast iron frieze.	a d	8133
16A Vine Lane GLEN OSMOND	House - former Stables; External form and fabric of the c1880s bluestone building, excluding extensions to the rear and side.	a d f	8134
9 Woodley Road GLEN OSMOND	House, Fence and Gates - Arranmore; External form and fabric of the 1885 single storey bluestone mansion, entrance gates, lamps and fence. Key features include bluestone walls, rendered dressings, cast iron verandah details, roof form and chimneys. Excludes extensions to the rear and side.	a d	8135
12 Woodley Road GLEN OSMOND	House; External form and fabric of the 1885 single storey bluestone mansion. Key features include projecting gable wing, bluestone walls, roof and verandah form and decorative detailing.	a d	8136
1A Allinga Street GLENSIDE	Knoxville Bible Church and Trees; External form and fabric of 1886 octagonal church building. Key features include corrugated iron roof with central ventilator, dormer windows with stained glass, rendered masonry walls with cast iron vents and timber doors. Also includes trees on site, eucalypts and conifers.	a d	8137
1 Conyngham Street GLENSIDE	Water Tower; External form and fabric of the 1946 circular reinforced concrete structure.	a c f	8138
20 L'Estrange Street GLENSIDE	House; External form and fabric of the 1885 bluestone and brick dwelling. Key features include bluestone walls, brick dressings, concave verandah, roof form and chimneys and gable end wing.	a d	8140
37 L'Estrange Street GLENSIDE	House; External form and fabric of the 1914 pressed metal clad cottage. Key features include pressed metal cladding and roof and verandah form.	a d	8141
32 Bevington Road GLENUNGA	House; External form and fabric of the 1923 sandstone dwelling. Key features include rock face freestone walls, roof form and materials and sandstone tapered chimneys.	a d	8143

51 Bevington Road GLENUNGA	House and Fence; External form and fabric of the c1930 rendered masonry dwelling. Key features include the unusual design, projecting segmental bay to the front elevation, gabled entrance porch, roof form and ventilators, decorative detailing and random bluestone front fence.	a d	8145
8 Dalaston Avenue GLENUNGA	House and Fence; External form and fabric of the 1925 brick bungalow and front brick fence. Key features include brick walls, circular verandah columns and decorative detailing, Marseilles tile roof, gablet and chimneys.	a d	8146
7 Fowlers Road GLENUNGA	House and Fence; External form and fabric of the 1939 two storey red brick residence. Key features include the red brick walls, Marseilles tile roof, tall brick chimneys, timber windows and decorative detailing.	a d	8147
27 Fowlers Road GLENUNGA	House; External form and fabric of the c1900 sandstone house. Key features include sandstone walls and roof form and chimneys. Excludes later alterations.	a d e	8148
595 Portrush Road GLENUNGA	House - Rosebank; External form and fabric of the 1898 single storey bluestone mansion (excluding the 1930's extension). Key features include face bluestone and brick detailing to openings and vents, verandah form linking the two gable ended projecting wings, and decorative timber detailing.	a d	8150
Lot 525 Doonoon Avenue HAZELWOOD PARK	CAFHS Building; External form and fabric of small masonry health centre. Key features include red brick walls, random coursed sandstone, terracotta tiled roof.	a b c	8152
518 Greenhill Road HAZELWOOD PARK	Linden Lodge; External form and fabric of the circa 1860s original gate house to Linden. Key features include bluestone walls, rendered quoins and window dressings, slate roof.	a d	8155
20 Howard Terrace HAZELWOOD PARK	House; External form and fabric of 1884 cottage. Key features include sandstone walls, brick quoining and bellcast roof to simple verandah form.	a d	8158
52,54,56 Knightsbridge Road HAZELWOOD PARK	Houses; External form and fabric of row of three 1880-1890 cottages. Key features include bluestone walls, bull-noses verandahs, corrugated iron roofs and symmetrical form.	a d	8159
62,64 Knightsbridge Road HAZELWOOD PARK	Houses; External form and features of pair of circa 1885 cottages. Key features include bluestone walls, and verandah with bell cast roof form and cast iron trim.	a d	8160
10 Olive Grove HAZELWOOD PARK	House; External form and fabric of two storey 1940 residence. Key features include Art Deco/Moderne detailing including front windows with curved front glass and rounded corners, incised lines in render detailing and render finish to walls.	a d	8161
29 Brigalow Avenue KENSINGTON GARDENS	Kensington Gardens Uniting Church; External form and fabric of 1915 chapel. Key features include simple plan form, face sandstone walls, simple render detailing and projecting sandstone porch.	a c d	8162
61 Cuthero Terrace KENSINGTON GARDENS	House; External form and fabric of residence. Key features include steeply pitched Marseilles tiled roof, projecting gables, face red brick walls with rendered base, and simple timber verandah detailing.	a d e	8163

16 East Terrace KENSINGTON GARDENS	St Edward The Confessor Anglican Church; External form and fabric of church (excluding the front western elevation). Key features include face red brick front wall, and rendered and brick side walls.	a c	8164
38 East Terrace KENSINGTON GARDENS	House; External form and fabric of 1915 bungalow. Key features include sandstone walls with red brick detailing, timber joinery, steeply pitched corrugated iron roof with roof gablets and brick chimneys.	a d	8165
344 Glynburn Road KENSINGTON GARDENS	House; External form and fabric of 1917 two storey residence. Key features include rendered masonry walls, terracotta tiled roof form, and leadlight windows.	a d	8167
364 Glynburn Road KENSINGTON GARDENS	House; External form and fabric of 1929 two storey gentlemen's residence. Key features include classical elements including square and Tuscan columns, projecting two storeyed verandah portico, and Marseilles tiled roof.	a d	8168
372 Glynburn Road KENSINGTON GARDENS	House; External form and fabric of 1925 single storey bungalow. Key features include rock face sandstone walls, Marseilles tiled roof and projecting gables in roof form.	a d	8169
416 Magill Road KENSINGTON GARDENS	House and Shop; External form and fabric of 1920s shop and attached house. Key features include detailed parapet, brown glazed brickwork (painted and unpainted), original elements of shopfront and slate threshold, and terracotta tiled roof to shop and house.	a b d	8171
444 Magill Road KENSINGTON GARDENS	House - Brentnall; External form and fabric of 1910 single storey residence (excluding the front gates and the recent additions to the southern and eastern elevations). Key features include sandstone walls, cornered turret and timber fretwork and balustrade to verandah.	a d	8172
470 Magill Road KENSINGTON GARDENS	House; External form and fabric of 1930 single storey residence. Key features include Tudor styled high pitched gabled Marseilles tiled roof, pillow faced sandstone walls, arched verandah and entrance porch openings.	a d	8173
472 Magill Road KENSINGTON GARDENS	House; External form and fabric of 1930 single storey residence. Key features include Tudor styled high pitched gabled Marseilles tiled roof, pillow faced sandstone walls, and verandah support columns.	a d	8174
37 Myall Avenue KENSINGTON GARDENS	House; External form and fabric of 1913 residence. Key features include cast concrete walls and square pillar verandah supports, and expansive roof form with gable projections.	a d	8175
48 Myall Avenue KENSINGTON GARDENS	House; External form and fabric of 1918 single storey bungalow. Key features include single ridge form roof with Marseilles tiles, flat projecting dormer window, brown glazed bricks at base of verandah, face red brick walls and weatherboard gable ends.	a d	8176
23 Roslind Street KENSINGTON GARDENS	Former Coach House; External form and fabric of 1885 Coach House and 1920s elements. Key features include face sandstone and rendered walls, brick quoins, window dressings and gable end detailing, render wall sections to projecting central 1920s porch, and corrugated iron roof.	a d	8178
14 South Terrace KENSINGTON GARDENS	House; External form and fabric of 1921 gentlemen's residence including face red brick walls, expansive terracotta tiled roof form, and column verandah support.	a d	8179

420 The Parade KENSINGTON GARDENS	Tram Switching Station; External form and fabric of small c1910 masonry structure. Key features include face brick walls with masonry band, terra cotta tiled roof with timber brackets, and timber doors.	a c d	8181
421 The Parade KENSINGTON GARDENS	House; External form and fabric of 1919 two storeyed residence (excluding trees and all recent extensions). Key features include sandstone and rendered walls, Marseilles terracotta tiled roof, large overhanging verandah gables and eaves.	a d e	8182
439 The Parade KENSINGTON GARDENS	House; External form and fabric of 1912 residence. Key features include complicated roof form of Marseilles tiled roof, projecting gables within roof, verandah with timber posts and fretwork, and brick walls.	a d	8183
31 West Terrace KENSINGTON GARDENS	House; External form and fabric of 1916 Spanish Mission style residence. Key features include expansive floor plan, semi-circular terracotta roof tiles, low pitched roof, chimneys with tiled capping, arcaded front elevation, column supports for vaulted arcades, timber joinery and solid shutters, timber gate posts and wrought iron entrance arch.	a d	8184
6 Alpha Street KENSINGTON PARK	Former Bus Depot; External form and fabric of former bus depot. Key features include face red brick walls, heavy concrete lintels, timber entrance and simple industrial form to Alpha Street.	a e	8187
8 Alpha Street KENSINGTON PARK	House and Front Fencing; External form and fabric of 1883 stone residence. Key features include hipped roof form, concave verandah, stone walls, cast iron and masonry fence with masonry capped pillars.	a d	8188
10 Alpha Street KENSINGTON PARK	House and Front Fencing; External form and fabric of 1883 stone residence. Key features include hipped roof form, concave verandah, stone walls, cast iron and masonry fence with masonry capped pillars.	a d	8189
8 Desaumarez Street KENSINGTON PARK	House; External form and fabric of 1895 bluestone residence. Key features include asymmetrical plan, bluestone walls, ornate rendered window dressings to front gable, bull-nose return verandah and cast iron verandah posts and trim.	a d	8190
9 Desaumarez Street KENSINGTON PARK	House; External form and fabric of 1897 residence. Key features include symmetrical plan, bluestone walls, bull-nose front verandah with central gable detail, and cast iron trim to verandah.	d	8191
347 Glynburn Road KENSINGTON PARK	House - Halton Brook; External form and fabric of early residence including 1840s and 1860s sections. Key features include masonry walls, late tiled roof, pointed arched wall vents and low chimneys.	a d e	8192
365 Glynburn Road KENSINGTON PARK	House; External form and fabric of single storey section of residence. Key features include terracotta tiled roof and projecting verandahs, projecting gable detail with rough render and strapping, masonry walls and tiled window hoods.	a d	8194
381 Glynburn Road KENSINGTON PARK	House; External form and fabric of 1882 residence and front fence. Key features include sandstone walls and rendered masonry bay window element, corrugated iron roof, rendered window and door dressings and quoining, and masonry and cast iron fence to Glynburn Road.	a d	8195

2 Holden Street KENSINGTON PARK	House; External form and fabric of circa 1935 two storey brick residence. Key features include face red brick walls with rendered eaves panels and concrete tiled roof, projecting garage with roof deck, timber window and door joinery, and shutters.	a d e	8196
21 McKenna Street KENSINGTON PARK	House; External form and fabric of 1956 residence. Key features include dressed Mount Gambier stone curved walls and flat roof.	d	8198
3 Oval Terrace KENSINGTON PARK	House; External form and fabric of circa 1901 residence. Key features include face sandstone walls, gable end with timber bargeboard strapping and narrow fluted corrugated iron infill, timber joinery and rendered window and door surrounds and quoins.	a d	8200
4-5 Oval Terrace KENSINGTON PARK	Attached Houses; External form and fabric of attached pair of 1884 cottages. Key features include face bluestone walls, rendered door and window dressings and quoins, and face red brick chimneys.	a d	8201
27 Park Road KENSINGTON PARK	House and Front Fence; External form and fabric of 1865 single storey residence. Key features include face bluestone walls, bull-nose verandah with cast iron posts and detailing embellished by timber barge boards and timber finials, masonry and cast iron fence.	d	8204
36 Park Road KENSINGTON PARK	House; External form and fabric of 1903 residence. Key features include face sandstone wall, simple roof form and verandah. Later additions are not included.	a d	8205
40 Park Road KENSINGTON PARK	House - Carlshurst; External form and fabric of 1884 two storey stone residence. Key features include sandstone walls, extensive return verandahs with cast iron posts and detailing, and sandstone and cast iron fence to Park Road, and gates to Pembroke Street.	a d	8206
10-28 Shipsters Road KENSINGTON PARK	Houses; External form and fabric of early 1880s row of cottages. Key features include face bluestone or sandstone front walls, simple verandahs and cast iron bracketing. Later extensions are excluded.	a d	8207
52-58 Shipsters Road KENSINGTON PARK	Houses; Current external form and fabric of former ground floor of 1881 Kensington Hotel. Key features include original form of entrance to hotel, early timber joinery and face stone walls.	a c d e	8209
341 The Parade KENSINGTON PARK	House; External form and fabric of the 1870s sandstone Italianate villa. Key features include the design and face sandstone walling, rendered dressings, cast iron freize, decorative features, roof form and chimneys and unusual return verandah between the two projecting wings.	a d	8211
342 The Parade KENSINGTON PARK	House - Bills House; External form and fabric of 1890s two storey bluestone residence. Key features include substantial verandah areas, substantial encircling verandahs with cast iron trim to upper level and timber boarding to lower level, moulded rendered door and window surrounds and quoining, moulded chimneys, and projecting ground floor gable entrance porch with cast iron detailing.	a d e	8212
363 The Parade KENSINGTON PARK	House; External form and fabric of 1899 residence. Key features include expansive asymmetrical plan, detailed moulding to chimneys, window and doors surrounds and quoining, bull-nose verandah with drum entrance on eastern verandah end and pierced timber bargeboards.	a d	8214

379 The Parade KENSINGTON PARK	House; External form and fabric of circa 1930 single storey residence. Key features include face brick walls, projecting bays, steeply pitched roof and gable profiles, arched and detailed brick entrance to gabled porch, semi-circular window openings to upper gables and matching brick fence.	a d	8215
16 Toowong Avenue KENSINGTON PARK	Flats, former house - Seaton; External form and fabric of two storey 1883 stone mansion. Key features included moulded detailing to eaves and gables, triple windows to both levels of projecting front wing, encircling verandahs with rear sections, cast iron columns, and cast iron frieze, bracketing and balustrading.	a d	8216
1 Uxbridge Street KENSINGTON PARK	House; External form and fabric of 1882 symmetrically fronted residence. Key features include face bluestone walls, early concave verandah with original timber mouldings on posts and cast iron frieze and bracketing, and eaves brackets.	a d	8217
5,7,9 Uxbridge Street KENSINGTON PARK	Houses; External form and fabric of three 1883 single fronted residences. Key features include render detail to elevations, ornate pediments with scrolled consoles and projecting sculptured faces at either end of simple convex verandah form, and rendered masonry walls.	a d	8218
37-41 Uxbridge Street KENSINGTON PARK	Houses; External form and fabric of three 1883 attached dwellings. Key features include asymmetric plan, projecting front gable with pierced bargeboards, concave verandah to southern wing, sandstone (painted) walls, and cast iron bracketing to verandah.	a d	8219
3 Walsall Street KENSINGTON PARK	House; External form and fabric of circa 1894 Italianate villa. Key features include segmental projecting bay, ornate coving to eaves, cast iron verandah detailing and cresting on projecting bay, paired octagonal chimneys with terracotta chimney pots and sandstone walls.	a d	8220
56 Yeronga Avenue KENSINGTON PARK	House - Tarndamia; External form and fabric of 1900 residence. Key features include complicated roof form with projecting gables, encircling verandah with square columns, timber bracketing to gable ends, rough faced sandstone walls.	a d	8221
419 Glynburn Road LEABROOK	House - Dawley; External form and fabric of substantial 1905 gentlemen's residence. Key features include expansive terracotta tiled roof, projecting strapped gables, tiled verandah with paired column supports, semi-circular arched window element, central pitched dormer window, tall brick chimneys and brick walls.	a d e	8222
455 Glynburn Road LEABROOK	Knightsbridge Baptist Church; External form and fabric of 1884-5 church. Key features include arcaded front porch, two storey front elevation with blind arcading and attached pilasters, face bluestone walls with rendered detailing, balustraded parapet, and overall plan.	a c d f	8223
42 Godfrey Terrace LEABROOK	House; External form and fabric of 1911 single storey residence. Key features include face sandstone walls, rendered door and window dressings, and verandahs.	a d	8224
44 Godfrey Terrace LEABROOK	House; External form and fabric of 1940 two storey inter-war functionalist dwelling. Key features include face yellow brick walls, curved front wing, metal framed windows and terra cotta tiled roof. Also includes brick and iron fence.	a d	8225

252 Kensington Road LEABROOK	Former Marryatville Primary School; External form and fabric of original 1880s school building. Key features include steeply pitched gabled roof with tall gabled elevations and projecting gable wing to Kensington Road boundary, tall brick chimneys with moulded detailing, brick banding and quoining, and verandahs and other elements.	a c d f	8226
286 Kensington Road LEABROOK	Kensington Park Uniting Church - former Methodist Church; External form and fabric of 1904 church building. Key features include face random bluestone walls, simple render detailing to semi-circular windows and entrance door, attached square pilasters and pedimented front gable.	a c d f	8227
288 Kensington Road LEABROOK	House; External form and fabric of 1904 residence. Key features include Marseilles tiled roof, projecting gables with strapping and rough render end, rock face sandstone walls, conical corner tower with slate tiled roof, verandah timber and cast iron detailing.	a d	8228
22 Philip Avenue LEABROOK	House - former Police Station; External form and original fabric of 1884 residence. Key features include asymmetrical form and face sandstone walls.	a d	8233
24 Philip Avenue LEABROOK	House; External form and fabric of 1882 residence. Key features include asymmetrical plan with projecting bay and face sandstone walls.	a d	8234
28 Rochester Street LEABROOK	House; External form and fabric of 1896 residence. Key features include random bluestone walls, brick window and door dressings and chimneys, concave verandah and symmetrical form.	a d	8236
39 Rochester Street LEABROOK	House; External form and fabric of 1880s mansion. Key features include bluestone walling, projecting rendered bay, ornate rendered quoining, and ornate cast iron detailing to verandahs.	a d	8237
28 Statenborough Street LEABROOK	House - former School; External form and fabric of house and attached school room. Key features include masonry walls (rendered and face red brick), gable ended roof form and rendered chimneys. Later verandah detailing excluded.	a c e	8241
33 Statenborough Street LEABROOK	House and Tree; External form and fabric of 1883 residence. Key features include stone walls with rendered quoins and projecting bay window. Concave verandah with cast iron detail. Also includes Araucaria heterophylla (Norfolk Island Pine) tree approximately eight metres north of Statenborough Street and approximately six metres east of western boundary (fence).	a d	8242
47 Statenborough Street LEABROOK	House - Craighuie; External form and fabric of 1880s two storey mansion. Key features include bluestone and brick walls, rendered masonry fenestration, projecting wing with square bay to ground floor with balcony above, projecting timber detailing to top of bay with circular vent, two level side verandah with timber detailing and expansive plan.	a d e	8243
2-4 The Parkway LEABROOK	Attached Houses; Overall external form and fabric of attached pair of 1880-2 residences. Key features include faceted bay window with moulded pilaster form divisions, bluestone and masonry walls, verandah continuation across front of pair, and symmetrical elevation.	a d	8245

5 The Parkway LEABROOK	House; External form and fabric of 1883 residence. Key features include face stonework to side walls, rendered and painted front wall, timber joinery, rendered quoins and dressings, small projecting bay window and moulded chimneys.	a d	8246
6-8 The Parkway LEABROOK	Attached Houses; External form and fabric of attached pair of 1880-2 residences. Key features include faceted bay window with moulded pilaster form divisions, bluestone and masonry walls, verandah continuation across front of pair, and symmetrical elevation.	a d	8248
7 The Parkway LEABROOK	House; External form and fabric of 1883 residence. Key features include continuous verandah with timber dentil trim, projecting bay window with pilaster form divisions, and corrugated iron roof.	d e	8247
10-12 The Parkway LEABROOK	Attached Houses; External form and fabric of attached pair of 1880-2 residences. Key features include faceted bay window with moulded pilaster form divisions, bluestone and masonry walls, verandah continuation across front of pair, and symmetrical elevation.	a d	8249
14-16 The Parkway LEABROOK	Attached Houses; External form and fabric of attached pair of 1880-2 residences. Key features include faceted bay window with moulded pilaster form divisions, bluestone and masonry walls, verandah continuation across front of pair, and symmetrical elevation.	a d	8250
18-20 The Parkway LEABROOK	Attached Houses; External form and fabric of attached pair of 1880-2 residences. Key features include faceted bay window with moulded pilaster form divisions, bluestone and masonry walls, verandah continuation across front of pair, and symmetrical elevation.	a d	8251
26 Chapel Street MAGILL	Morialta Uniting Church; External form and fabric of 1875 and 1882 church building. Key features include face bluestone walls, painted rendered door and window dressings, corner buttresses and finials, semi-circular and pointed arched openings to all walls, and small projecting porches. Excludes 1963 extensions.	a c d f	8254
18 Ellis Street MAGILL	House; External form and original detailing of 1880s cottage. Key features include bluestone and brick front elevation and simple symmetrical form.	a d	8255
20 Ellis Street MAGILL	House; External form and fabric of 1880s symmetrically fronted residence. Key elements include bluestone walls, timber joinery, eaves brackets and current verandah form.	a d	8256
496 Magill Road MAGILL	The Bible Presbyterian Church; External form and fabric of 1866 chapel. Key features include pedimented gable end over front entrance porch, and pointed arch window and door openings. Later extensions are not included.	a c d	8258
558 Magill Road MAGILL	Magill Community Centre - former Magill Primary School; External form and fabric of 1880s former school building. Key features include face sandstone and brick elevations, brickwork to pointed arched detail in gable end, coping mouldings and timber porch. Later window hoods are not included.	a c	8260
7 Penfold Road MAGILL	House; External form and original fabric of 1860s corner section of building. Key features include low scale roof and early joinery. The attached shop is not included.	a d	8264

13 Penfold Road MAGILL	House; External form and original fabric of 1880 stone cottage. Key features include low scale and simple detailing and masonry walls which have been rendered.	a d	8265
38 Penfold Road MAGILL	Former Seaview Champagne Cellars; External form and fabric of former champagne cellars, now offices. Key features include random stone walls, triple gable elevation to Penfold Road, brick quoining and detailing, horizontal banding and square gable end vents.	a b d e f	8266
2 Pepper Street MAGILL	House; External form and original detailing of 1880s cottage. Key features include symmetrical frontage, and simple rendered quoining, window and door dressings. Later verandah is not included.	a d	8267
4 Pepper Street MAGILL	House; External form and original fabric of simple symmetrical fronted cottage. Key features include simple verandah form, masonry walls and low roof scale.	a d	8268
6 Pepper Street MAGILL	House; External form and fabric of symmetrical stone cottage. Key features include simple concave verandah, low scale masonry walls, painted quoining and door and window surrounds.	a d	8269
10 Pepper Street MAGILL	House; External form and fabric of 1882 residence. Key features include asymmetric plan with projecting wing, face bluestone front wall with detailed moulding, window dressings and quoining, circular gable vent, simple bargeboard and timber finial.	a d e	8270
11 Pepper Street MAGILL	House; External form and fabric of 1914 cottage. Key features include corrugated iron and pressed metal false stone cladding, simple pyramidal roof form, bull-nose verandah with timber trim.	a d	8271
24 Romalo Avenue MAGILL	House - Romalo; External form and fabric of residence including early sections and circa 1870s additions to front elevation of house. Key features include projecting entrance portico and eastern wing with fluted pilasters and balustraded pediment elements, cast iron detailing to concave verandahs, early window shutters and other details.	a b d e	8272
1 Rosedale Place MAGILL	House; External form and fabric of circa 1870s building including random face stone walls, brick quoining and door surrounds, brick chimneys and simple roof form.	a	8273
553 The Parade MAGILL	House; External form and fabric of circa 1890s residence. Key features include prominent face brick chimneys, random sandstone walls with brick dressings, bull-nose return verandah with cast iron trim, and projecting wing with timber detailed gable end.	a d e	8274
60 Mount Osmond Road MOUNT OSMOND	Mount Osmond Golf Club Building; External form and fabric of two storey 1930 club house. Key features include major gable wing with projecting balcony and canopy, return verandah with square concrete columns and balustrade, terracotta tiled roof, and simple detailing.	a c d e	8275
52, 52A & 54, Alexandra Avenue ROSE PARK	Rose Park Primary School; External form and fabric of 1893 school building. Key features include face red brickwork, brick detailed cropped gable ends, bluestone plinth and banding, timber joinery, roof gables and finials.	a c d	8276
138 Fullarton Road (cnr Hewitt Ave) ROSE PARK	House; External form and fabric of 1898 residence. Key features include face sandstone walls, rendered window and door surrounds, chimneys and quoins, eaves brackets, and bull-nose verandah with cast iron detailing.	a d e	8277

141 Fullarton Road ROSE PARK	House and Fence - Vasey; External form and fabric of 1899 residence. Key features include projecting wing with highly ornate window detailing incorporating classical pilasters, projecting gable end detail, projecting verandah gable over entrance door, cast iron detailing to bullnose verandah, masonry and cast iron fence and gate.	a d e	8278
75-77 Grant Avenue ROSE PARK	Attached Dwelling; External form and fabric of pair of 1912-13 attached houses. Key features include masonry and brick walls, high pitched roof with projecting party wall, timber verandah details and gables with goose neck finials.	a d	8279
29 Hewitt Avenue ROSE PARK	House; External form and fabric of 1900 residence. Key features include stone walls with rendered quoins and window and door dressings, bullnose verandah with cast iron detail, roof and verandah gables with timber barge boards and finials.	a d	8280
48 Hewitt Avenue ROSE PARK	House; External form and fabric of 1885 residence. Key features include stone walls with rendered quoins, return concave verandah with timber gable detail, timber shutters.	a d	8281
10-12 Kensington Road ROSE PARK	Shops; External form and fabric of 1926 row of shops. Key features include original shopfront details, tiled stallboards and dividing panels, projecting parapet with tiled pilasters and coping, and recessed entry doors.	a c d	8282
18 and 20 Kensington Road ROSE PARK	Offices - former Attached Houses and Fences; External form and fabric of 1884 former paired residences. Key features include paired projecting bay windows, central concave verandah with cast iron detailing, moulded elaboration to window dressings, doors, quoins and eaves brackets and chimneys, and masonry and cast iron front fences.	a d	8283
22 Kensington Road ROSE PARK	Consulting Rooms - former House; External form and fabric of 1897 former residence. Key features include face sandstone walls, rendered quoins, window & door dressings, chimneys, bull-nose verandah with cast iron detailing.	a d	8284
24 Kensington Road ROSE PARK	Offices - former House; External form and fabric of 1900 residence. Key features include face sandstone walls, moulded decorative dressing to front paired windows of projecting wing, timber detailing to gable end, and bull-nose verandah with cast iron and timber verandah elements.	a d	8285
26 Kensington Road ROSE PARK	Offices - former House and Fence; External form and fabric of 1898 residence. Key features include face sandstone walls, ornate mouldings above semi-circular paired windows to front projecting wing, timber details to gable end, projecting verandah gable over entrance door, convex verandah with cast iron details, and masonry and cast iron fence.	a d	8286
28 Kensington Road ROSE PARK	Consulting Rooms - former House and Fence; External form and fabric of circa 1885 former residence. Key features include symmetrical form, face bluestone front elevation, concave verandah with central projecting gable and elaborate cast iron detailing, rendered door and window surrounds and quoins, moulded rendered chimneys, and cast iron and masonry front fence.	a d	8287

32 Kensington Road ROSE PARK	Offices - former house; External form and fabric of circa 1890 residence. Key features include face bluestone walls with brick quoining and door and window surrounds, convex verandah with cast iron detailing, projecting gable within front elevation with inscribed render band and gable vent, cast iron triangular panelling in apex of gable, timber detailing to barge board, central gable section to verandah with cast iron and timber trim.	a d	8288
36 Kensington Road ROSE PARK	House and Shop; External form and fabric of 1885 two storey shop and residence. Key features include face bluestone walls, rendered and moulded quoins, window and door dressings, eaves brackets and chimneys, and linking return concave verandah with cast iron detail. Later suspended awning over shopfront is excluded.	a c d f	8289
46 Kensington Road ROSE PARK	Offices - former House; External form and fabric of circa 1900 residence. Key features include face sandstone walls, rendered quoins and door and window surrounds, corrugated iron roof with gable projections, return verandah with timber posts and fretwork, tall rendered chimneys with fluted details.	a d	8290
48 Kensington Road ROSE PARK	House; External form and fabric of circa 1880 residence. Key features include rendered walls and chimneys, concave verandah and simple detailing.	a d	8291
58 Kensington Road ROSE PARK	House; External form and fabric of 1897 two storey stone residence. Key features include face sandstone walls, painted brick quoins and window and door surrounds, projecting Oriole window to upper floor, concave return verandah, elaborate timber and rough cast detailing to gable ends.	a d	8292
60 Kensington Road ROSE PARK	Offices - former house; External form and fabric of 1897 two storey stone residence. Key features include face sandstone walls, painted brick quoins and window and door surrounds, projecting Oriole window to upper floor, concave return verandah, elaborate timber and rough cast detailing to gable ends.	a d	8293
62 Kensington Road ROSE PARK	Offices - former house; External form and original fabric of circa 1890 single storey residence. Key features include face sandstone walls, rendered quoins and window and door surrounds, elaborate detailing to three part window on front gable, strapped gable end and tall timber finial, and rendered chimneys.	a d	8294
64 Kensington Road ROSE PARK	Offices - former house; External form and original fabric of circa 1890 single storey residence. Key features include face sandstone walls, rendered quoins and window and door surrounds, elaborate detailing to three part window on front gable, strapped gable end, bull-nose verandah with timber posts, and rendered chimneys.	a d	8295
66 Kensington Road ROSE PARK	House; External form and fabric of circa 1890 residence. Key features include face sandstone walls, corrugated iron roof with projecting timber gable with gable end strapping and tall timber finial, bull-nose with timber posts and cast iron detail.	a d	8296

68 Kensington Road ROSE PARK	Consulting rooms - former house; External form and original fabric of circa 1890 single storey residence. Key features include face sandstone walls, rendered quoins and window and door surrounds, elaborate detailing to three part window on front gable, strapped gable end and tall timber finial, and bull-nose verandah with timber detailing.	a d	8297
70 Kensington Road ROSE PARK	Consulting rooms - former house; External form and original fabric of circa 1890 single storey residence. Key features include face sandstone walls, rendered quoins and window and door surrounds, elaborate detailing to three part window on front gable, strapped gable end, and bull-nose verandah with timber detailing.	a d	8298
72 Kensington Road ROSE PARK	Offices - former house; External form and fabric of circa 1890 residence. Key features include face sandstone walls, rendered quoins, window and door dressings, elaborate window hood to window and front projecting bay. Excludes later verandah.	a d	8299
74 Kensington Road ROSE PARK	Consulting rooms - former house; External form and fabric of circa 1890 residence. Key features include face sandstone walls, rendered quoins, window and door dressings, elaborate window hood to window and front projecting bay.	a d	8300
1 Prescott Terrace ROSE PARK	House; External form and fabric of two storey 1885 residence. Key features include face bluestone walls, balconies and verandahs, and projecting gables to roof form.	a d e	8301
3 Prescott Terrace ROSE PARK	House and Fence; External form and fabric of two storey 1898 residence. Key features include face sandstone walls, rendered quoins and window and door dressings, verandahs with cast iron pillars and balconies.	a d e	8302
7 Prescott Terrace ROSE PARK	House; External form and fabric of single storey 1907 residence. Key features include return verandah with circular turret, cast iron detailing, sandstone walls and corrugated iron roof.	a d	8303
7 Victoria Terrace ROSE PARK	Former Congregational Church Hall; External form and original fabric to 1883-4 single and two storeyed Hall. Key features include face bluestone walls, lancet windows, and cast iron finial.	a c d	8304
9 Victoria Terrace ROSE PARK	School Room, Former St Theodore's Church; External form and materials of 1905 church. Key features include hall form and masonry walls.	a c d	8305
2 Angove Court ROSSLYN PARK	House; External form and fabric of 1890 residence. Key features include projecting wing with segmental bay window, verandah with cast iron detail, tall moulded chimneys, face bluestone walls, and slate entrance steps.	a d e	8306
3 Drew Grove ST GEORGES	House - Highfield; External form and fabric of 1880s two storey residence with 1950s external alterations. Key features include parapet additions and rendered walls, exterior mouldings to windows and doors, and cornice with bracketing.	a d f	8308
1 Sunnyside Road ST GEORGES	House - The Croft; External form and fabric of 1902 two storey residence. Key features include face bluestone walls with brick quoining, tall brick chimneys, simple painted render around door and window openings.	a d	8310

2 Wootoona Terrace ST GEORGES	House; External form and fabric of 1916 Bungalow residence. Key features include random rubble sandstone walls, glazed brick plinth, large overhanging verandah on rendered piers and timber posts, and timbered gables.	a d	8311
4 Gandys Gully Road STONYFELL	House - Stonyfell; External form and original fabric of early sections of residence. Key features include stone walls with face red brick dressings and verandahs. Excludes later alterations and additions.	a e	8312
32 Hallett Road STONYFELL	Office - former House - Chiverton; External form and fabric of 1880 two storey residence. Key features include face bluestone walls, two storey verandah with timber detailing, moulded chimneys and timber window and door joinery.	a d e	8313
59 Stonyfell Road STONYFELL	Former Coach House and Stables; External form and original fabric of the former circa 1870 Coach House and Stables. Key features include original simple form, masonry walls and other original elements. Later adaptation and extensions are excluded.	a d	8317
16 Waratah Way STONYFELL	House - Clifton; External form and fabric of two storey mansion. Key features include face stone masonry walls, castellated tower and other significant architectural elements.	a d f	8320
88 Alexandra Avenue TOORAK GARDENS	Cottage Homes; External form and fabric of rows of three 1909 single storey attached residences. Key features include face red brick walls, chimneys and party walls, verandahs and window hoods incorporated within roof line, timber verandah detailing and louvred gable ends.	a c d	8322
22 Bolingbroke Grove TOORAK GARDENS	House; External form and fabric of the 1927 brick and render dwelling. Key features include steeply pitched terracotta tiled roof, tiled bay window roof and face brick walls with rough render and strapped gable ends.	a d	8324
1 Giles Street TOORAK GARDENS	House; External form and fabric of 1910 Queen Anne bungalow. Key features include expansive terracotta tiled roof, projecting gables with strapping and rough render coating, tall face red brick chimneys, face sandstone walls and timber detailing to verandah.	a d e	8326
24 Giles Street TOORAK GARDENS	House; External form and fabric of circa 1912 residence. Key features include terracotta tiled roof, spatterdash render masonry walls, detailed timber elements including bracketed window hoods with fish scale terracotta tiles and complex roof plan, rendered and tapered chimneys, and multi-pane windows to upper level openings.	a d e	8327
25 Giles Street TOORAK GARDENS	Toorak Bowling Club; External form and original fabric of 1919-20 club house. Key features include expansive roof form and rendered walls, and surrounding bowling greens.	a c	8328
36 Grandview Grove TOORAK GARDENS	House; External form and fabric of 1925 Inter War Old English residence. Key features include face red brick walls, detailed verandah posts and chimneys, roof gables and timber strapping to gable ends.	a d	8329
112 Grant Avenue TOORAK GARDENS	House; External form and original fabric of the 1920 residence. Key features include rendered masonry walls, steeply pitched roof, strapped gable ends and projecting roof gables.	a d	8330

99 Hewitt Avenue TOORAK GARDENS	House - former Pumping Station; External form of original fabric of 1880 former pumping station. Key features include face bluestone wall, brick quoins, simple rendered surrounds and arch entrance porch.	a d e	8332
114 Hewitt Avenue TOORAK GARDENS	House; External form and original fabric of 1925 Inter War Old English style residence. Key features include face red brick walls with steeply pitched Marseilles tiled roof and rendered gable end with decorative elements, and face red brick chimneys.	a d e	8333
8 Moore Street TOORAK GARDENS	House; External form and fabric of 1917 two storey residence. Key features include rock-face sandstone and brick dressings, bluestone plinth, terracotta Marseilles tile roof, timber strapped gables and timber balustrading to upper verandah, and bluestone balustrading to lower verandah.	a d	8335
341 Portrush Road TOORAK GARDENS	House; External form and fabric of 1880s style Italianate villa. Key features include face bluestone walls, rendered projecting bay, eaves bracketing and moulded chimneys, and concave verandah.	a d	8339
353 Portrush Road TOORAK GARDENS	House; External form and fabric of 1914 two storey bungalow/Arts and Crafts residence. Key features include face red brick walls with upper rendered sections, projecting Oriole windows and timber verandahs with Marseilles terracotta tiled roof.	a d	8340
355 & 355A Portrush Road TOORAK GARDENS	Attached Houses; External form and fabric of 1939 attached residences. Key features include Moderne details including curved front wall elements, rendered walls and incised horizontal bands.	a d	8341
389 Portrush Road TOORAK GARDENS	House; External form and fabric of 1912 Queen Anne residence. Key features include face sandstone walls with red brick quoining and window and door dressings, bull-nose return verandah with timber strapping and bracketing, and projecting gable ends with timber strapping.	a d	8342
2 Prescott Terrace TOORAK GARDENS	House and Fence - Cramond; External form and fabric of 1912 two storey residence. Key features include expansive complicated roof form with projecting clear storey section, projecting gables to front elevation with timber boarding, projecting porch with Tuscan columns and return verandah, and cast off stone blockwork walls.	a d e	8336
42 Prescott Terrace TOORAK GARDENS	St Theodore's Anglican Church Rectory; External form and fabric of circa 1920 residence. Key features include face red brick walls, verandah columns and verandah balustrade, and expansive roof form with projecting eaves. The later extension is excluded.	a c d	8337
17 Warwick Avenue TOORAK GARDENS	St Patrick's School; External form and fabric of 1915 former church hall, the earliest building in the complex.	a c d	8344
136 Watson Avenue TOORAK GARDENS	House; The external form and fabric of 1914 bungalow style residence. Key features include expansive roof form, terracotta Marseilles tiled roof, ridge tiles and finials, two storey projecting northern gable and timber frieze-work to verandah.	a d	8345

138 Watson Avenue TOORAK GARDENS	House; External form and fabric of two storey 1910 Old English style residence. Key features include terracotta tiled roof, tall face red brick chimneys and face red brick lower walls sections and upper wall sections of rendered masonry.	a d e	8346
1 Fisher Street TUSMORE	Masonic Hall; External form and fabric of 1937 hall (excluding recent additions and all side timber entrance doors). Key features include rendered front section with moulded detailing and attached pilasters.	a c d	8347
401 Greenhill Road TUSMORE	Burnside Town Hall; External form and fabric of 1927 Town Hall and offices. Key features include three storey form, square headed windows and dentiled cornice, barrel vaulted columned entrance, square roof lantern, arch headed ground floor windows, unpainted render walls and terracotta tiled roof. (Note: The Ballroom Wing Interior is listed on the State Heritage Register. Refer Table Bur/3)	a c d e f	8348
4 Kennaway Street TUSMORE	Scout Hall; The external form and fabric of 1938 hall. Key features include face red brick walls, simple roof form, simple brick chimneys and verandah with columns.	a c d e	8349
14 Kennaway Street TUSMORE	House and Fence; External form and fabric of late 1930s house and fence. Key features include rock-face sandstone walls with brick detailing, rock-face sandstone chimney, tiled roof, rendered entrance porch, and rock-face sandstone fence with brick coping and plinth.	a e	8350
79 Tusmore Avenue TUSMORE	House and Garden; External form and fabric of mid 1920s residence. Key features include face red brick walls and chimneys, terracotta tiles roof with high ridges as points of gables. Includes house and all of allotment 25 as well as all of the curtilage plan shown on GRO Plan 423/2004 along with the following trees: Washington robusta (Mexican Fan Palm) on lot 42 located approximately 7 metres from the creek bank and 3 metres from the drip line of the large cedar Calodendron capense (Cape Chestnut) on lot 42 located 5 metres south of southern creek bank Washington robusta (Mexican Fan Palm) on lot 42 located 10 metres from the front boundary of the property and approximately 6 metres from the southern creek bank Brahea sp. on lot 25 located approximately centrally within the allotment Washington robusta (Mexican Fan Palm) on lot 25 located approximately 5 metres south of the above Brahea sp. Livistonia australis on lot 25 located approximately 4 metres north of the driveway and approximately 10 metres from the front boundary of the property Butia capitata (Jelly Palm) on lot 25 located 3 metres south of the driveway and 5 metres from the front boundary of the property Butia capitata (Jelly Palm) on lot 25 located 5 metres west of the front boundary of the property under the canopy of the Moreton Bay Fig Brahea sp. on lot 25 located approximately 14 metres west of the front boundary of the property and under the canopy of the Moreton Bay Fig Washington robusta (Mexican Fan Palm) on lot 26 located approximately 8 metres from the front of the property and approximately 12 metres from the front of the house Butia capitata (Jelly Palm) on lot 26 located 3 metres from the front of the house and in the central lawn area Butia capitata (Jelly Palm) on lot 26 located 4 metres from the southeast corner of the house Syagrus sp. on lot 26 located	a d e	8354

	approximately 12 metres from the front boundary of the property. (Note: The trees listed here have been identified in Tree Report BCC003-079TusmoreAv)		
74 Waterfall Gully Road WATERFALL GULLY	House; External form and fabric of circa 1890s residence. Key features include face bluestone walls, brick quoining and window & door dressings, and roof form including gable end strapping and finials.	a b c d	8357
125 Penfold Road WATTLE PARK	House; External form and fabric of 1850s and 1882 residence. Key features include face bluestone walls, red brick quoining and window and door dressings, and tall face red brick chimneys. Current roof form is excluded.	a d	8362
6 Penfold Road MAGILL	House - Lentara; Form and fabric of c1910 two storey residence. Key features include face sandstone walls with rendred details, projecting front porch and balcony, verandahs with timber frieze and brackets.	a d f	8263
56 Lockwood Road BURNSIDE	House - Undelcarra Lodge, Gateposts and Walls; Form and fabric of the c1880 former gate lodge, boundary walls and cast iron and masonry gate posts. Key features include sandstone walls, red brick dressings, timber joinery, arched entrance porch, roof form and chimney and decorative detailing.	a d e	8070
6 Oval Terrace KENSINGTON PARK	House; External original form and fabric of 1884 single fronted cottage. Key features include overall cottage and roof form. Later infill to verandah and additional decoration are not included.	a d	8202
3 Philip Avenue LEABROOK	House; Form and fabric of 1964 section of residence. Key features include brick and timber wall cladding and low pitched roof.	a d e	8230
Hubbe Court BURNSIDE	Hubbe Court Reserve; Open Space; Ficus macrophylla (Moreton Bay Fig) tree approximately 20 metres north-northwest of parking bay kerb; Magnolia grandiflora (Evergreen Magnolia) tree approximately 30 metres north-northwest of parking bay kerb; Eucalyptus camaldulensis (River Red Gum) trees.	a b c e	8069
420-432 The Parade KENSINGTON GARDENS	Kensington Gardens Reserve; Extent of reserve. Key features include natural bushland including creek, mature Eucalyptus camaldulensis (River Red Gums), exotic planting and sporting facilities.	a c e f	8180
350 The Parade KENSINGTON PARK	Kensington Park Reserve; Extent of reserve. Key features include upgraded grandstand and public facilities.	a c e f	8213
574 Magill Road MAGILL	Magill Grain Store; Form and fabric of original 1920s brick and iron grain store. Key features include front corrugated iron gable with painted lettering.	a c	8262
Sec. 292 Greenhill Road LINDEN PARK	Memorial; 1956 metal plaque on rock base in grass nature strip.	a e	18911
Lot 119 Kurrajong Avenue STONYFELL	Michael Perry Botanic Gardens; Extent of reserve, formerly Gully Garden of Clifton Estate including notable mature planting and rare species of palms and pines.	a c e	8315
Sunnyside Road GLEN OSMOND	O G Main Shaft Site; Location of Shaft site in road reserve	a	8132
Lot 525 Doonoon Avenue (Wood Park	Olive Crusher Monument; All elements of the monument including crushing stones and book leaf slate supports to cross beam and wheel.	a e	8153

Reserve) HAZELWOOD PARK			
Lot 7 Jikara Drive GLEN OSMOND	Open Space and Adit Entrance GV Allen Mining Reserve; Reserve and adit associated with Wheal Augusta Mine. Key features include the adit entrance, bluestone walls, railway tracks and interpretive signs.	a d e	8122
Ashley Avenue GLEN OSMOND	Park - former gardens of 'Benacre'; Open space and plantings within the park. Key feature is the Melia azeradach (White Cedar) tree approximately ten metres north of Ashley Avenue kerb.	a b	8115
7-20 Oval Terrace KENSINGTON PARK	Perth Cottages; External fabric and form of attached row of single fronted cottages. Key features include roof forms of stages of cottages including projecting parapet walls, face brick chimneys, projecting gables and corrugated iron roofing. Also sandstone and brick wall materials, details and dressing, and verandah forms.	a d	8203
637 Portrush Road GLEN OSMOND	Queens Lane Reserve; Open space, retaining bluestone wall and trees.	a e	8129
336 Kensington Road LEABROOK	Resthaven Retirement Village; Form and fabric of original 1909 bungalow. Key features include tower with castellated turret, tall brick chimneys, terracotta tiled roof incorporating gable ends and timber verandah detailing and balustrading. Later extensions are not included.	a d e	8229
Kingsley Avenue GLENUNGA	Row of Date Palms; Location and alignment of the fourteen mature Canary Island Date Palms.	a f	8149
572 Magill Road MAGILL	Soldier's Memorial; 1920s Obelisk and plinth in landscaped gardens.	a c d f	8261
Pridmore Road (adjacent to 5A) GLEN OSMOND	St Saviour's Cemetery Hitching Rail; Form, fabric and location of the timber post and rail structure and metal rings.	a b f	8128
5A Pridmore Road GLEN OSMOND	St Saviour's Cemetery; Original extent of 1850s cemetery reserve and all early gravestones and monuments, planting and fencing.	a c d f	8127
Sunnyside Road GLEN OSMOND	Stone Quarry; Extent of original 1850s freestone quarry, associated with mining activities	a f	8130
446 Glynburn Road (cnr Roslind Street) ERINDALE	Stone Wall - former boundary of the now demolished 'Moorcroft', formerly 'The Waldrons'; Form, fabric and alignment of 1875 random stone boundary wall.	a d	8111
11 Young Street BURNSIDE	Stone Wall - former boundary wall of The Waldrons; Form, fabric and alignment of random stone wall.	a d	8082
13 Young Street BURNSIDE	Stone Wall - former boundary wall of The Waldrons; Form, fabric and alignment of random stone wall.	a d	8083

The Parade (near cnr Shipsters Road) KENSINGTON PARK	Tram Pole; Form and location of former cast iron tram pole.	a c f	8210
300 Glynburn Road KENSINGTON GARDENS	Tree; Holm Oak (<i>Quercus ilex</i>) tree approximately two metres from eastern boundary and four metres from northern boundary.	a f g	8166
89-105 Tusmore Avenue TUSMORE	Trees - Double row of River Red Gums; Pairs of <i>Eucalyptus camaldulensis</i> (River Red Gums) along rear boundary of allotments.	a f g	8355
98 Waterfall Gully Road WATERFALL GULLY	Trees; <i>Olea europea</i> (Olive) plantation: <i>Quercus robur</i> (Oak) tree and two <i>Cupressus sempervirens</i> (Cypress) trees approximately 20 metres north of Waterfall Gully Road.	a e f	8361
Adj. 518 Greenhill Road HAZELWOOD PARK	Trees; Two <i>Ficus macrophylla</i> (Moreton Bay Fig) trees on road reserve approximately 60 metres west of Lancelot Avenue.	a e	8154
25C Stirling Street TUSMORE	Tusmore Gate Posts, Tusmore Park; Form and fabric of two masonry pillars, the former gate posts. Key features include vermiculated banding and heavy cornice top caps to these posts.	a d e	8352
Stirling Street TUSMORE	Tusmore Park - Bridges and Wading Pool; Extent of park reserve including the form and fabric of elements constructed in the 1960s, bridges and wading pool.	a c f	8353
Old Bullock Track LEAWOOD GARDENS	Unsealed Track - former Bullock Track; Extent of fire track between Waterfall Gully Reserve and Beaumont.	a e	8252
83 Sunnyside Road GLEN OSMOND	Victoria Shaft Site; Not accessible, on private land	a	8131
Lot 26 Mount Barker Road MOUNT OSMOND	Wheal Augusta Mine Site; Adits and mine workings associated with Wheal Augusta Mine.	a c d e	8123
8 Blyth Street GLEN OSMOND	Woodley Mine Shaft; Opening to early mine shaft associated with Glen Osmond Mine (Note: Glen Osmond Mine is entered in the State Heritage Register. Refer Table Bur/3).	a c d	8119

Campbelltown

338 Gorge Road ATHELSTONE	Athelstone Branch Library and Community Centre (former Athelstone Primary School); Building facades, roof including ventilators, decorative bargeboard and timbering to gable end, paired corbels under eaves, raked verandah on timber posts, raked window hood over gable end windows and double hung sash and hopper windows	a c	7913
Gorge Road Reserve: Gorge Road (corner	Athelstone Community Hall; Former Institute facades, roof, porch	a c	7908

Maryvale Road) ATHELSTONE			
Schulze Court (corner Gorge Road) ATHELSTONE	Athelstone Independent Cemetery; Cemetery, with graves of pioneer families of the area, including Austin, Coventry, Ey, Fry, Hersey, Hockley, Kimber, Lorenz, Marchant and Russell. Trees including 1 Cypress and 2 Eucalypts in cemetery grounds	a e	7961
741 & 743 Lower North East Road PARADISE	Attached Dwellings; Front and side facades, roof with Dutch gables, chimneys, and bullnosed verandah on timber posts with lace brackets and frieze. Excluding rear addition.	a b d	7935
607-609 Lower North East Road CAMPBELLTOWN	Campbelltown Uniting Church (former Methodist Church); Original Church facades with pilasters and string courses including three small turrets to front gable, roof, and arched windows; excluding front (1976) enclosed addition. Original hall facades, arched windows, roof with small fleche to front gable and foundation stone; excluding front addition and skillion addition to the rear	a c f	7929
36 River Drive ATHELSTONE	Dwelling ('former Barn, former Fry's Market Garden'); Dwelling facades including random coursed stonework with brick quoins and surrounds, and roof. Excluding carport, dormer windows and later additions.	a b e f	7959
9/ 8 Homes Court MAGILL	Dwelling (former Matron's Dwelling); Front and side facades, roof with ventilator gablets, chimneys, raked return verandah on timber posts and double hung sash windows	a c	7918
7 Lorne Avenue MAGILL	Dwelling ('Gault's House') and Outbuilding; Dwelling front and side facades, excluding later rear addition, roof and chimney, cast iron widows walk, verandahs including cast iron and timber brackets, bay window.	a d e	7925
16 Galway Grove TRANMERE	Dwelling 'Fermoy Court'; Brick Tudor/Arts & Craft Style dwelling, front and side facades, terracotta tiled roof and chimneys	a b d	7905
18 Binnswood Street HECTORVILLE	Dwelling, 'Cosford'; Front and side facades, roof, chimneys, split paned double hung sash windows, sidelights and fanlights to front entrance and ogee style concave verandah including all cast iron work. Stone fence with cast iron railings and gates	a d e	7888
125 Montacute Road CAMPBELLTOWN	Dwelling, 'Dura', Langton Park Retirement Village; Dwelling facades, roof, paired corbels under eaves, concave verandah on timber posts, bay window to front and side and chimneys. Trees including 1 Eucalyptus in grounds of 20 Hancock Road, Campbelltown, 1 Palm located to east of dwelling and row of Pinus on the Montacute Road Boundary	a d e	7946
695 Lower North East Road PARADISE	Dwelling, 'Falcon Lodge' (formerly Valencia/Arrawarra); Former dwelling facades with Dutch gables as parapets over bay windows, decorative mouldings to window surrounds, roof with paired corbels under eaves, bullnosed verandah to centre facade, double hung sash windows and chimneys. Cast iron and brick fence to street front	b d e	7932

60-80 James Street CAMPBELLTOWN	Dwelling, 'Lanhydroch', (formerly 'James Dwelling'); Front and side facades, roof, decorative bargeboards to gable fascias, double hung sash windows, bullnosed verandah and chimneys. Trees including group of Pinus in north east corner	a b e	7921
Lot 303 Brookway Avenue (previously 70 Hill Street) CAMPBELLTOWN	Dwelling, 'Lochiel Park'; Dwelling facades with rendered quoins and moulded decorative surrounds, roof, chimneys, Bay window to front, concave return verandah on timber posts at ground floor level and small balcony over front entrance at first floor level. Trees including group of Eucalyptus in grounds, row of Pinus delineating river boundary, 2 Pinus in grounds, 1 Cedrus in grounds, row of Palm in grounds, 1 Araucaria in grounds, row of Olives in grounds, 1 Jacaranda in grounds	a b e	7892
1 Lorraine Avenue PARADISE	Dwelling, 'Sydenham' (former Gameau Homestead); Front and side facades, roof, paired corbels under eaves, chimney, return concave verandah with cast iron lace brackets and double hung sash windows	a b e	7928
40 James Street CAMPBELLTOWN	Dwelling, 'Villa Trevarno'; Front and side facades, roof, chimneys, double hung sash windows and concave return verandah on timber posts	a b e	7920
21 Melville Road PARADISE	Dwelling; Dwelling facades, roof, chimneys and bullnosed return verandah on timber posts with cast iron brackets and frieze. Excluding verandah enclosure.	a	7945
3 Linwood Street ROSTREVOR	Dwelling; Front and side facades excluding additions, portico excluding tower addition, bullnose verandah including cast iron columns and decorative lacework.	a b	7924
23 Central Avenue MAGILL	Dwelling; Front and side facades including double hung sash windows, chimneys, roof and concave verandah, excluding northern additions	a b	7895
30 Bunday Street MAGILL	Dwelling; Front and side facades including 'freestone' pressed metal and small fluted corrugated iron cladding, roof, chimneys, bullnose verandah including timber brackets.	a d	7893
24 Jervois Avenue MAGILL	Dwelling; Front and side facades including pressed metal 'brickwork' to side facades and pressed metal 'stonework' panels to front elevations, roof, ornate pressed metal window awning, chimney and verandah	a b d	7922
6 Windsor Avenue MAGILL	Dwelling; Front and side facades with pressed metal 'freestone' front and 'brick' side walls, roof with timber corbels to underside of eaves, bullnosed verandah, chimney	a b d	7968
7 Atkinson Avenue ROSTREVOR	Dwelling; Front and side facades with red brick quoins and plinths and decorative brick string course, roof form, chimneys, entrance portico and timber shutters to windows, excluding verandah enclosure.	a b f	7887
21 Hallett Avenue TRANMERE	Dwelling; Front and side facades, roof (excluding roof cladding), chimneys and raked verandah on timber posts	a b	7915
12 Church Street MAGILL	Dwelling; Front and side facades, roof form including Dutch gables and chimneys, bullnose verandah excluding verandah walls and pillars. Excluding the cream brick additions to the side and rear of the dwelling	a b	7899
6 Gorge Road CAMPBELLTOWN	Dwelling; Front and side facades, roof including Dutch gables, chimneys, bullnose verandah and gablet portico. Excluding rear addition.	a	7909

24 James Street CAMPBELLTOWN	Dwelling; Front and side facades, roof with broken gable to front and raked verandah with timber and masonry posts and brick balustrade. Excluding rear additions.	a b e	7919
66 George Street PARADISE	Dwelling; Front and side facades, roof with front gable and ventilator gablets, chimneys, bullnosed verandah with cast iron brackets and frieze	a e	7906
173 Montacute Road NEWTON	Dwelling; Front and side facades, roof with gable and gablets, return bullnosed verandah with original tiles and cast iron brackets and friezes on timber posts, chimneys	a b e	7948
7-9 Newton Road NEWTON	Dwelling; Front and side facades, roof with gable and ventilator gablets, chimneys and bullnosed return verandahs on timber posts with cast iron lace brackets and frieze	a b e	7952
10 Gorge Road CAMPBELLTOWN	Dwelling; Front and side facades, roof with ventilator gablets, chimneys and bullnosed verandah with timber posts and timber brackets	a	7911
8 Gorge Road CAMPBELLTOWN	Dwelling; Front and side facades, roof with ventilator gablets, chimneys, sash windows, sidelights and fanlight to front entrance and bullnosed verandah	a	7910
1 Clark Crescent PARADISE	Dwelling; Front and side facades, roof, bullnosed verandah, chimneys	a b	7900
12 Lorne Avenue MAGILL	Dwelling; Front and side facades, roof, chimney and bullnosed verandah	a b	7926
356 Gorge Road ATHELSTONE	Dwelling; Front and side facades, roof, chimneys and bullnosed verandah on timber posts with cast iron lace brackets and frieze	a e	7914
48 Central Avenue MAGILL	Dwelling; Front and side facades, roof, chimneys and bullnosed verandah with cast iron brackets and timber posts	a b	7896
1 Drysdale Crescent CAMPBELLTOWN	Dwelling; Front and side facades, roof, chimneys and double hung sash windows, (original concave verandah supported on timber posts now removed)	a b e	7903
38 River Drive ATHELSTONE	Dwelling; Front and side facades, roof, chimneys, bullnosed verandah on timber posts and three palm trees. Excluding side and rear additions	a b e f	7960
10 Bosville Grove CAMPBELLTOWN	Dwelling; Front and side facades, roof, chimneys, double hung sash windows, decorative bargeboard to gable end and bullnosed verandahs with timber balustrades and cast iron lace brackets and friezes	a b d e	7890
50 Central Avenue MAGILL	Dwelling; Front and side facades, roof, chimneys, front bullnosed verandah	a b	7897
5 River Drive ATHELSTONE	Dwelling; Front and side facades, roof, chimneys, raked return verandah on masonry pillars and double hung sash windows	a b e	7958
686 Lower North East Road PARADISE	Dwelling; Front and side facades, roof, decorative bargeboard and finial to gable, chimneys, bullnosed verandah, decorative mouldings over paired windows under gable. Excluding side verandah enclosure.	a e	7931
14 Fourth Street TRANMERE	Dwelling; Front and side facades, roof, paired corbels under eaves, chimneys and raked return verandah. Tree including 1 Araucaria in eastern part of front garden	a e	7904

82 Hectorville Road (previously 82 Montacute Road) HECTORVILLE	Dwelling; Front and side facades, verandah with timber posts and rendered archway to eastern elevation, hipped and gabled roof with half timbering to gables, chimneys, leadlight to some windows and raked window hood	a d	7917
68 Shakespeare Avenue MAGILL	Dwelling; Two room dwelling, roof, chimney and concave verandah, not including extensions to the rear	a d	7964
613 Magill Road MAGILL	Former Magill Post Office; Former Post Office facades and paired corbels under eaves, excluding shopfront, verandah and roof	a c	7940
86-88 Addison Avenue ATHELSTONE	former Payne's Wildflower Garden	a d	7886
139 Penfold Road Stonyfell (and 33B Stonyfell Road) WATTLE PARK	Wattle Park Reservoir; External form and plan of concrete water holding tank.	a c	8363
13 North Street HECTORVILLE	Hectorville Catholic Church (first); Church building facades and roof (excluding toilet block to rear)	a c e	7954
14 North Street HECTORVILLE	Hectorville Catholic Church (second); Sandstone church facades with brick buttresses and cement rendered quoins, arched windows and doorways, arched vents to gable end with corresponding detail to porch gable, corrugated iron roof with small ventilation vents and foundation stone	a c	7955
101 Morialta Road ROSTREVOR	Hosanna Heights (formerly St Francis Xavier Seminary); Chapel building - all facades, roof, tower and bridge to administration building. Administration building - western, northern and southern facades and roof, excluding later additions. Theology building - northern, western and eastern facades and roof Central courtyard bound by Chapel to the north, Administration building to the east and Theology building to the south, excluding landscaping and retaining walls	c d f	7950
Res Lt 44 Chandler Court MAGILL	King George Hall; Hall facades, roof including ventilators and louvred gablets, high level windows, excluding side additions	a c	7898
609/611 Magill Road MAGILL	Magill Institute; Institute facades, bluestone plinth, foundation stone, roof and chimneys	a b c	7939
Manresa Court (part of 280 Gorge Road) ATHELSTONE	'Manresa' Dwelling; Dwelling facades, roof, chimneys, double hung sash windows and convex verandah on timber posts with simple timber brackets. Excluding the northern facade and corrugated iron additions	a b e	7943
14-38 St Bernards Road (also 37 Brougham Street) MAGILL	'Murray House', University of South Australia; Former dwelling facades of random coursed bluestone with rendered quoins and surrounds, roof with corbels under eaves, tower, rendered chimneys and parapet caps to gables, returned verandah and balcony supported on cast iron posts with cast iron lace	a d e f	7965

	brackets, friezes and balustrades, double hung sash windows with timber shutters and 2-storey bay window to south elevation. Trees including 1 Araucaria, 1 Elm, 1 Bay, 3 Cypress, 1 Loquat in ground of Murray House		
139 Montacute Road CAMPBELLTOWN	Newton Methodist Church Hall; Hall facades, pointed arched windows and entrance door, roof and inscription over front entrance	a c	7947
2 Newton Road CAMPBELLTOWN	Newton Road Community Centre (former Council Building); Building facades parapet to front elevation and roof with ventilator gablets	a b c e	7951
607 Magill Road MAGILL	Office (former Magill Police Station); Building facades including paired corbels under eaves, roof with gable, chimneys, bullnosed verandah on timber posts with cast iron brackets and former cells to rear of building. Excluding rear lean-to addition	a c f	7938
1A Lymn Avenue ATHELSTONE	Pioneer Cemetery; Cemetery containing headstones associated with pioneer families - Amber, Bilney, Ey, Fry, Hutchison, Kowalick and Packer (formerly associated with the Primitive or Gorge Methodist Church)	a c	7936
Pumps, River Torrens Linear Park (off Produce Court Athelstone) ATHELSTONE	Pump - "P.F. Richards Force Pump"	a b c d e	7957
Lot 58 Schulze Road ATHELSTONE	Remnants of inlet to Thorndon Park Reservoir; Inlet remnants, stone buttressing and adjacent group of Eucalypts	a c d e	7962
Gurner's Reserve bounded by College Drive Hamish Grove and Leabrook Drive ROSTREVOR	Reserve; Trees including 1 Moreton Bay Fig, 1 Elm, 1 Platanus, row of Pinus, group of Moreton Bay Figs, 1 Cedar, group of Araucaria, group of Ficus, all in Reserve	a b e	7901
615 Magill Road corner St Bernards Road MAGILL	Shops (former Wadmore's Store); Shop facades, parapet, raked verandah, shopfronts and roof	a b c	7941
57-59 Newton Road NEWTON	St Francis of Assisi Catholic Church and Hall; Church building facades, roof, belltower surmounted by cross over entrance porch and copperwork and leadlight to front entrance. Hall facades and roof	a c e f	7953
45 St Bernards Road MAGILL	St George's Anglican Cemetery; Cemetery with historic grave sites, cast iron gate on Church Street, and landscaping with olive trees	a c e	7967

45 St Bernards Road MAGILL	St George's Anglican Church; Church facades constructed of rubble river stone laid in rough courses with rendered quoins and surrounds, roof with large fleche to apex and ventilators, porch, pointed arched windows and lych gate	a c d e	7966
1 Birkenshaw Avenue (previously 513 Magill Road) TRANMERE	St Joseph's Parish School; School building facades, roof with ventilator gablets, parapet to main entrance and foundation stone. Excluding western and northern later additions.	a c	7889
638-640 Lower North East Road (corner Gorge Road) PARADISE	St Martin's Anglican Church (first) and Cemetery; Church facades including gothic leadlight windows with brick hood mouldings and buttresses with rendered caps, roof with cross at apex and gabled porch. Cemetery and cemetery post and wire fence. Trees including Cypress and Pinus in cemetery	a c f	7930
21 Orbona Street /off Montacute Road ROSTREVOR	Stable, Barn, 'Marybank Farm'; Building facades including stonework and brick quoins and roof	a b	7956
72 Maryvale Road ATHELSTONE	'Stonehouse Farmhouse'; Front and side facades, hipped corrugated iron roof, chimneys, casement sash windows, excluding additions	a d	7944
Shakespeare Avenue Res (1) - Res (2) Shakespeare Avenue TRANMERE	'The Gums' Reserve; Trees including group of Eucalyptus delineating the Creek, and group/row of Eucalyptus near the Creek	c f	7963
5 Hamilton Terrace PARADISE	Thorndon Park Reservoir; Reservoir and surrounds including random coursed rubble stone buildings and tower within the reservoir. Trees including group of Pinus defining boundary of reservoir	a c d e f	7916
621 Magill Road MAGILL	Tower Hotel; Two storey hotel facades, roof, chimneys, verandahs, balconies with timber posts and iron balustrades, tower and including single storey dwelling on north side	a b c d f	7942
Gorge Road (corner Lower North East Road) PARADISE	War Memorial; Plinth, pedestal, monument. Trees including group of Eucalypts around memorial	c e	7907
17 Moore Street TRANMERE	William Lowe Scout Hall, First Tranmere Sea Scouts (former Stables 'Brookside', former Wine Cellars); Building facades, roof, loading bay, buttress walls to cellar	a d e	7949

Charles Sturt

33 Barham Street ALLENBY GARDENS	Allenby Gardens Primary School; Original 1926 two storey red brick school building under CGI hipped form roof, including stucco faced porches.	a c d	27615
122-124 Port Road HINDMARSH	Attached shops; Includes the original form and fabric of the façade, side elevations and roof, excluding non-original verandah and rear additions.	a d	25683

118-120 Port Road HINDMARSH	Attached shops; Includes the original form and fabric of the façade, side elevations, roof and chimneys, excluding non-original verandah and rear additions.	a b c d e	26221
Tarcowie Street North-west corner of Tarcowie Street and Wilpena Terrace KILKENNY	Ballet School, former Norman Memorial Congregational Church; Includes the former Church building and adjacent Hall, excluding non-original gates and pergola and non-original brick fence fronting Wilpena Terrace.	a d	20831
385 Esplanade HENLEY BEACH	'Burnleigh' Apartments; Two storey red brick building under tiled, hip form roof and single storey red brick cottage facing Seaview Road.	a d	27648
Port Road HINDMARSH	Caissons, former Hindmarsh Bridge; Including the four Caissons in their current location.	a c d f	20820
Howards Road BEVERLEY	Cemetery; All headstones, plaques and monuments, including existing open space setting and Pepper Tree (Schirius Molle)	c	9243
9-11 Bollen Street KILKENNY	Challa Gardens Infant School; Original school building; exclude fence	c	9248
Humphries Terrace KILKENNY	Challa Gardens Primary School; Original two-storey school building; exclude car park and fencing	c	9249
60A-62 Stroud Street North CHELTENHAM	Cheltenham Community Centre, former Cheltenham Congregational Church; Includes the former church building, excluding more recent additions.	a	20809
615 Torrens Road CHELTENHAM	Cheltenham Park Racecourse Entrance Gates and Fence (located on Cheltenham Parade, approximately 230 metres from the South Eastern corner of Cheltenham Parade and Torrens Road); Including gates, piers and masonry and associated cast iron fences that form the horse shoe shape.	a d f	20810
188 Military Road HENLEY BEACH	Church and Hall; St Michael and All Angels Church and Hall; Brick church and hall buildings	a c	9183
9 Gilbert Street Ovingham	Church; Including attached outbuildings and masonry wall enclosing the site.	a d e	20839
20 Crittenden Road FINDON	Clubrooms (RSL Memorial); Nissen' hut structure with rendered masonry front facade and sign; exclude fencing.	c d	9232
35 Orsmond Street HINDMARSH	Dwelling, former Congregational Church Manse; Includes the former Manse, excluding the carport structure and reconstructed elements.	a b c d	20818
8A Glanton Street WEST HINDMARSH	Dwelling, former Methodist Church and Hall; Including the former Church and Hall, excluding all non-original buildings and front property boundary wall.	a c d f	20846
103 Gibson Street BOWDEN	Dwelling; Former Shop and House, including Hawker Street Masonry Extension, excluding all other buildings on site.	a d	20793
12 Westall Street FLINDERS PARK	Dwelling; Original building, including fenestration, trims and curved forms. Excludes non-original fabric, including the carport, later rear additions and front fence.	a d	27629
251 Military Road HENLEY BEACH	Dwelling; Original dwelling under terracotta tile gambrel hip roof, including verandahs and chimneys. Excludes later additions to rear and side.	a d	27649

87 Torrens Road BROMPTON	Dwelling; Two-storey residential building including masonry elevations, original doors, windows, balcony and original features. Excludes front fence, altered wing to the west, later additions and shop front on Torrens Road.	a	27623
280 Military Road GRANGE	Dwelling; Whole of dwelling under CGI gambrel hipped roof, including chimneys and bullnose return verandah. Excludes lean-to additions to rear.	a	27631
106 Woodville Road WOODVILLE	Dwelling; Whole of dwelling under CGI hip and gable roofs, including chimney and bullnose verandahs.	a d	27673
289 Esplanade HENLEY BEACH	Dwelling; Whole of dwelling under CGI hip and valley roof, including front verandah.	a	27645
32 Aroona Road WEST CROYDON	Dwelling; whole of dwelling under gambrel hipped CGI roof, including verandah.	a d	27661
90 Woodville Road WOODVILLE	Dwelling; Whole of dwelling under hipped terracotta tile roof, including verandahs. Excludes additions to rear, Stanley Street wing and garage.	a d	27670
188 Seaview Road HENLEY BEACH SOUTH	Dwelling; Whole of dwelling under terracotta tile roof, including open porch / verandahs and chimneys.	a d	27652
212 Seaview Road HENLEY BEACH SOUTH	Dwelling; Whole of dwelling under terracotta tile roof, including verandahs. Excludes later additions.	a d	27653
53 Lewanick Street ALLENBY GARDENS	Dwelling; Whole of dwelling under tile roof, brick boundary fence to two street boundaries.	d	27618
373 Grange Road FINDON	Dwelling; Whole of original building, including fenestration, hood canopies and curved forms. Excludes non-original fabric including columns to verandah and carport.	a d	27628
69 Coombe Road ALLENBY GARDENS	Dwelling; Whole of residence under tile roof, including carport. Excludes later tile roof additions to the rear.	d	27617
140 Drayton Street BOWDEN	Dwellings; Former Factory Building and Rear Outbuilding Facing Fifth Street.	a d	20791
110 Coglin Street BROMPTON	Excelsior Hotel; Two storey portion of hotel with balcony verandah structure facing Coglin Street. Excludes single storey portions.	a b c d	27621
323 Esplanade HENLEY BEACH	Flats, Haighs Mansions; Includes original form and fabric as viewed from the Esplanade.	a d	20816
7a Barham Street ALLENBY GARDENS	Former Allenby Gardens Uniting Church; Church under main intersecting CGI gable roof, fleche and front additions.	a c	27616
192 Port Road HINDMARSH	Former Bank building and masonry and cast iron fence to south side of facade	a d	20825
15 Richard Street HINDMARSH	Former Brewery; Includes the original brewery building, excluding all later additions.	a b d	20827
17A West Street BROMPTON	Former Catholic Church; Original church structure and all original features; exclude fences and tin shed on the eastern side	a b c d e f	9166

37 Orsmond Street HINDMARSH	Former Congregational Church; Includes the former Church, excluding front fence and modern additions.	a b c d f	20819
173 Port Road HINDMARSH	Former Convent; Includes the two storey building.	a d e	20824
765 Port Road WOODVILLE	Former Council Chambers; Original house excluding rear additions and fencing.	a	9231
22A Cedar Avenue WEST CROYDON	Former Croydon Primary School; Original 1926 two storey school red brick building under CGI hipped form roof, including stucco faced porches.	a c e	27664
231 Esplanade HENLEY BEACH	Former Doctor's Surgery; Single storey former surgery building facing Seaview Road only, including face brick walls and parapet decoration, CGI roof, cantilevered canopy over footpath, front door and window sash arrangement.	a	27644
96 Woodville Road WOODVILLE	Former dwelling; Bluestone portion under 3 x hipped CGI roofs, including chimneys and concave verandah.	a d	27672
20/ 6 Leslie Street WOODVILLE	Former dwelling; Whole of bluestone dwelling under projecting gable hip and valley CGI roof, including bullnose verandahs.	a d	27669
Wilpena Terrace KILKENNY	Former Forwood Down Factory; Includes the earliest building on the site presumed to be the two storey brick building at the western end located close to the railway line, excluding all later buildings.	a b c d e f	20830
34 Adam Street HINDMARSH	Former GH Michell and Sons Factory Complex; Two-storey frontage to Adam Street, font wall only; exclude all other structures.	a	9242
54-54A Jetty Road GRANGE	Former Grange Infant School; Grange Infant School; red brick building facing Jetty Street excluding "weatherboard" addition at rear. Stone and brick quoined buildings attached, excluding all brick and "weatherboard" flat roofed additions to rear of stone building.	a c	9189
4 Circuit Drive HENDON	Former Hendon Ammunition Factory - Main Store; Whole of red brick building under hipped / gable form CGI roof.	a b	27633
5/ 257 Esplanade HENLEY BEACH	Former Henley Beach Institute; Shop, former Henley Beach Institute; gabled brick building excluding additions	a b c	9227
266 Port Road HINDMARSH	Former Hindmarsh Institute; Includes the single storey, red brick building.	a c d	20826
102 Gibson Street BOWDEN	Former House and Shop; Excluding outbuildings and fencing.	a d	20792
513 Torrens Road WOODVILLE	Former House; Original single-storey random coarsed stone building and raked verandah; exclude all other structures, including rear addition.	c	9264
255 Esplanade HENLEY BEACH	Former Kiosk; Restaurant, former Kiosk; facades and balconies	a b c d	9228
Port Road reserve HINDMARSH	Former Mothers and Babies Health Centre; Listing extends to the building only.	a c e	20821
60 David Terrace KILKENNY	Former Odeon Theatre; Includes the former cinema building only.	a c f	20829

418 Seaview Road HENLEY BEACH	Former Our Lady of the Sacred Heart Church; Former Our Lady of Sacred Heart Church; brick building, excluding additions	a c	9159
29 Torrens Road Ovingham	Former Ovingham Hotel; Whole of two storey portion of hotel and external wall of single storey bluestone section of hotel facing Gilbert Street.	a b c d	27659
649 Port Road WOODVILLE PARK	Former Police Station; House and verandah; exclude fences entrance structure and outbuildings.	a c	9235
206 Military Road HENLEY BEACH	Former Police Station; Veterinary Surgery, former Police Station; facades and verandah of main building excluding additions; brick cells at rear	a	9230
9 Colston Street CHELTENHAM	Former shop and attached dwelling; Whole of shop and dwelling under CGI gambrel roof, including bullnose verandahs to dwelling and shop.	b	27626
54 William Street WEST CROYDON	Former shop and dwelling; Shop, shopfront, awning verandah over footpath and wall tiling. Includes whole of dwelling under CGI gambrel hip roof and verandah.	a b	27667
12 Wilpena Terrace KILKENNY	Former Shop and House; Includes the former shop and house, excluding the double garage.	a	20834
24 Wilpena Terrace KILKENNY	Former Shop and House; Including the former shop and house only.	a d	20837
36A Welland Avenue WELLAND	Former shop; Shop under gambrel hip form, shopfront, and projecting canopy awning verandah.	a b	27660
18 Wilpena Terrace KILKENNY	Former Shops; Includes the shops only, excluding the rear house.	a d	20835
20 Wilpena TERRACE KILKENNY	Former Shops; Includes the shops only, excluding the rear house.	a d	26483
Kilkenny Road WOODVILLE PARK	Former Uniting Church; Church building including Mens Class room and 1866 foundation stone from Beverley Church but excluding additions adjacent Elgin Street.	c	9234
Kilkenny Road WOODVILLE PARK	Former Wesley Hall; Hall building	c	9233
38-40 Rosetta Street WEST CROYDON	Former West Croydon Baptist Church; Whole of church and entry porch under gable CGI roofs. Excludes additions to rear and side.	a	27666
3 Mary Street HINDMARSH	Free Serbian Orthodox Church; Church building and brick fence. Excludes attached hall and rooms.	a b c d f	27655
Rowell Crescent & Miell Street Corner WEST CROYDON	Gelland War Memorial; Obelisk monument, stepped plinth, plaques and plaster ornamentation.	a c e	27668
47-49 Beach Street GRANGE	Grange Baptist Church; Grange Baptist Church; original 1881 stone church building (to depth of three window bays) and front porch; exclude rear hall, masonry additions and all other structures.	a b c d	9270
489-491 Esplanade GRANGE	Grange Hotel; Hotel, facades and balconies (2 storey building)	a c	9186

Esplanade GRANGE	Grange Jetty; Grange Jetty	a b e f	9260
5-11 Beach Street GRANGE	Grange Uniting Church; Grange Uniting Church; original brick and stone church building; exclude later additions and extensions.	a b c d	9194
Port Road Section D, Drive B, Path 2(13) Site 49, Sites 50,51,52,53 & 54 CHELTENHAM	Grave of Adelaide Miethke, Cheltenham Cemetery; Extends to the grave stone only.	e	20807
Port Road Section D, Drive B, Path 4(15), Sites 13, 14 & 15 CHELTENHAM	Grave of Captain Patrick Weir, Cheltenham Cemetery; Including the double width grave site covered with horizontal grey granite tombstone and surrounds.	e	20868
Port Road Section D, Drive B, Path 8(19), Sites 238S, 238N, 239S, 239N CHELTENHAM	Grave of David Bower, Cheltenham Cemetery; Including altar monument and surrounding cast iron balustrade.	d e	20803
Port Road Section B, Drive A, Path 10(11), Site 326S, 326C, 326N CHELTENHAM	Grave of Firemen, Cheltenham Cemetery; Including statue and the tiled and marble grave components.	d e	20804
Port Road Section H, Drive B, path 8(41), Sites 80S, 80C, 80N, 81S, 81C, 81Nm, 40AS, 40AC, 40AN, 41S, 41C 41N CHELTENHAM	Grave of Fletcher Family, Cheltenham Cemetery; Including grave headstones and any surviving stone surrounds.	e	20865
Port Road Section C, Drive A, Path 4(15) Site 22 CHELTENHAM	Grave of Isaac Dewson, Cheltenham Cemetery; Including the grave headstone only and surviving stone surrounds.	e	20808
Port Road Section B, Drive A, Path 6(7), Site 171S, 171N CHELTENHAM	Grave of Japanese Seamen, Toraichi Shirahma and Chuhichi Ikeyama, Cheltenham Cemetery; Includes the two memorials.	d e	20863
Port Road Section A, Drive B, Path 2(3), Site 43 CHELTENHAM	Grave of John Alexander Walker, Cheltenham Cemetery; Including grave headstone or monument only and any surviving stone surrounds.	e	20806
Port Road Section A, Drive B, Path 4(5), Site 8 section A, Drive B, Path 5(6) site 8 CHELTENHAM	Grave of John Barton Hack, Cheltenham Cemetery; Including the grave headstone only and surviving stone surrounds.	e	20864

Port Road Section M, Drive C, Path 9(31), Site 326S, Site 326C, Site 326N CHELTENHAM	Grave of John Carr, Cheltenham Cemetery; Including grave monument and any stone surrounds.	e	26220
Port Road Section H, Drive B, Path 5(38), Sites 13,14&15 CHELTENHAM	Grave of Reverend Joseph Coles Kirby, Cheltenham Cemetery; Including pedestal monument.	e	20805
Port Road Section C, Drive A, Path 5(16), Site 152S, Site 152C, Site 152N, Site 153S, Site 153C, Site 153N, Si CHELTENHAM	Grave of Richard Day, Cheltenham Cemetery; Including grave monument, plinth, stone surround and encircling cast iron fence and gate.	d e	20867
Port Road Section D, Drive B, Path 7(18), Sites 40,41&42 Section D Drive B Path 8(19) Sites 7,8&9 CHELTENHAM	Grave of Richard Honey, Cheltenham Cemetery; Including grave headstone, marble surround and cast iron fencing to the plot.	e	20866
Port Road Section I, Drive C, Path 3(4), Site 68 CHELTENHAM	Grave of Thomas Carr, Cheltenham Cemetery; Including grave monument and any stone surrounds.	e	26219
3 Honeyton Street cnr Alma Terrace SEATON	Greek Evangelical Church; Includes the brick building only, excluding all other additions to the sides or rear.	a c	20844
8a South Street HENLEY BEACH	Hall; Main facades	a d	12973
Circuit Drive cnr Phillips Crescent HENDON	Hendon Aerodrome Cairn; Includes stone and bronze plaque only.	a e	20815
311 Military Road HENLEY BEACH	Henley Guide Hall; Henley Guide Hall; facades	a c	9160
157 Esplanade HENLEY BEACH	Henley Hotel; Henley Hotel; facades, parapet and balconies of the original hotel, including the two-storey section; exclude later infill and additions.	a b c d e f	9161
Esplanade HENLEY BEACH	Henley Jetty; Henley Jetty	a b e f	9259
6 Jeanes Street BEVERLEY	Former York Church of Christ; Church building including all original features; include two brick stretcher bond gable structures on both sides and church building interior; exclude rear additions and fencing.	c	9147

46 Gibson Street BOWDEN	Former Shop and Attached House; External form, materials and detailing of the original shop and attached house, including the original shop front and verandah; exclude all other elements, including rear lean-to	a b d	9238
54 Gibson Street BOWDEN	Shop and Attached House; Shop, house, outbuildings and verandah with all original features and boundary walls to Second Street; exclude interior	b d	9237
78 Gibson Street BOWDEN	Former Shop and Attached House; Former shop, house and verandahs with all original features; exclude interior and fencing	b d	9246
2 Ninth Street BOWDEN	House; Original external form and materials of the cottage; exclude later additions and alterations	a b d	9140
4-14 Trembath Street BOWDEN	Row Houses; External form and original materials of the row houses; exclude front fence, other fences and rear additions.	a b d	9138
34-36 Trembath Street BOWDEN	Attached Houses; Original external form, materials and detailing of the attached houses, Front fence of 34 Trembath Street; exclude later additions	a b d e	9139
87-89 East Street BROMPTON	Attached Cottages; External form, material and details of the original cottages, including projecting party wall with plaster embellishment; exclude carport and later rear additions	a d	9141
28 West Street BROMPTON	House; Original external form, materials and details including the walls, verandah form and roof form, excluding later additions.	a e	25684
6 Durham Terrace CHELTENHAM	House; House, outbuildings, verandah, front setting; exclude interior and front fence, pillars and gates.	d	9181
348 Port Road HINDMARSH	Hope Inn Hotel; Original hotel structure and all original features including pavement lights, verandah and balcony; exclude the canopy, rear sheds and fencing	a b c d e	9216
685 Grange Road GRANGE	Dwelling; Original external form and fabric of the building, including external walls, chimneys and verandah. Excludes later additions, fence and roof sheeting.	a	27630
14 Adam Street HINDMARSH	Jolly Miller Hotel; Original hotel building including verandah and all original features and rear storeroom but exclude interior and later red brick additions, garage and fencing.	a f	9240
24 Adam Street HINDMARSH	Former WH Burford and Sons Factory; Original brick factory building and ll original features; exclude interior and verandah	a d	9241
660 Torrens Road (rear) PENNINGTON	Cheltenham Child Health centre; Including the original external form, materials and details, the remaining signage to the front gable, red brick walls, entry portico, terracotta tiled roof, timber barges, , fascias and double hung windows.	a	20843
18-20 Bray Avenue SEMAPHORE PARK	Baptist Church; Church building including interior exclude hall and fences.	c	9154
23 Young Avenue WEST HINDMARSH	House (Elliot's); House and verandah including all original features and fencing to Young Avenue and Gawler Avenue; exclude interior.	d e	9146

2 Jelley Street WOODVILLE	Woodville Private Hospital; External form, materials and details of original house, including concave verandah and decorative gablet; exclude fences, additions to the west and more recent verandahs.	a	9263
519 Torrens Road WOODVILLE	House; External form, material and details of the original house, including the verandah; exclude later additions, the garage and all other structures	a d	9265
33 Stanley Street WOODVILLE	House "Irrawarra"; Includes the original form and fabric of the façade, roof, chimneys, verandah and fence.	a d	26225
23 St Albyn's Street FINDON	House (St Albyn's); House with front and side verandahs, front setting and rear flat; exclude fencing.	a b d e f	9149
3 Alfred Road WEST CROYDON	House and Fence; House, garage, driveway, paving, garden, brick garden walls and front brick fence; exclude internal alterations.	d e	9175
102 Beach Street GRANGE	House, excluding verandahs; House; facades, excluding verandah	a	9271
12 Arkaba Road KILKENNY	House, former St Edwards Anglican Church; Includes the former Church only.	a d	20832
561 Esplanade GRANGE	House; "Jarrah Cottage" facades and verandah	d	9158
72 Chief Street BROMPTON	House; Excludes all fully detached outbuildings and rendered modern fence along the Chief Street property boundary and the eastern side masonry wall.	a b d e	20798
29 Bray Avenue SEMAPHORE PARK	House; House and verandah; exclude fencing and outbuildings.	d	9153
5 Rockingham Street WEST BEACH	House; House; facades and fence	a d	9162
451 Esplanade GRANGE	House; House; facades, roof, verandahs and wall; exclude corrugated iron buildings at rear.	b d e	9190
453 Esplanade GRANGE	House; House; 'Nautilus'; facades, verandah and roof; exclude later additions and alterations, brick garage and outbuildings.	a b d	9191
84 Wilpena Terrace KILKENNY	House; Includes only the house.	a d e	20838
100 Ledger Road Cnr of Doon Street WOODVILLE SOUTH	House; Includes original form and fabric.	a d	20789
2-4 Tenterden Street Rear WOODVILLE SOUTH	House; Includes the house only, excluding rear outbuildings.	a d	20861
51 Park Terrace Ovingham	House; Includes the house only.	a d e	20840
33 Princes Street CROYDON	House; Includes the house, earlier rear section and verandah, excluding timber fence.	a d	20811
19 Wilpena Terrace KILKENNY	House; Includes the original form and fabric of the façade, side elevations, and roof, excluding the non-original brick lean-to and garage.	a d	20836

51 Grange Road WEST HINDMARSH	House; Includes the original form and fabric of the façade, side elevations, roof and chimneys, excluding the non-original roof fabric, rear pergolas and fences.	a d	20848
22 Ninth Street BOWDEN	House; Includes the two room cottage only.	a d	20796
10 Wilpena Terrace KILKENNY	House; Includes the two storey building only.	a d	20833
20 Telford Street OVINGHAM	House; Including house and original components of fence.	a d	20841
15 Ninth Street BOWDEN	House; Including Rear Lean-To, excluding fence and outbuildings.	a d	20795
2 Belmore Terrace WOODVILLE	House; Original house; all other structures excluded.	d	9180
4-6 Beach Street GRANGE	Institute; Institute; facades and roof	a c	9193
Scott Avenue FLINDERS PARK	Jean Horan Memorial Kindergarten; Includes the whole site, in particular building with fibre cement sheet cladding and gabled corrugated iron roof.	a c	20814
5 Riverway Place KIDMAN PARK	Kidman Park Stud (former Fulham Stud); House and verandah to front and side elevation including bay windows; exclude fencing, 1960's rear addition and 1960's bathroom addition under the side verandah.		9150
19-21 Belmore Terrace WOODVILLE	Mareeba and former Nurses Home; Includes the Mareeba building and the former nurses home, excluding all outbuildings.	a d e f	20857
93 Crittenden Road FINDON	Methodist Church; Church building including 1922 rear extension; exclude hall, breezeway, asbestos outbuilding and fencing.	c	9148
17 Pennington Terrace PENNINGTON	Mount Carmel Girls' Primary School and Convent; Includes the circa 1900 building, the 1917 extensions, the 1937 building.	a d	20842
617 Port Road WEST CROYDON	Offices (ACI); Exterior of two-storey office building.	a d	9244
18 Park Terrace BOWDEN	Park View Hotel; Original form, materials and detailing of the hotel, including face red brick and verandah; exclude later additions.	a c d	9239
Mary Street PENNINGTON	Pennington Junior Primary School and House; 1917 primary school building and dwelling with verandah; exclude 1928 infant school, all other buildings and fence.	c	9152
16 Frederick Road WEST LAKES	Port Adelaide Treatment Works; The original form of the administration building, main plant building and the garden area located between the original administration building and Frederick Road for a distance of 50 metres to the north and south of the original administration building. Exclude sewerage ponds, all other structures and garden areas to the north, south and fronting Frederick Road.	a b d e f	9254
Swanwick Street HENLEY BEACH	Pump House; facade and roof detail	a	20681
Military Road GRANGE	Railway Siding; Concrete railway platform	a c	9188

Chief Street BROMPTON	Railway Underpass		9167
72-78 West Street BROMPTON	Row Dwellings (Attached Houses); Original form and fabric of the façade, side elevations, roof and chimneys as viewed from West Street and Third Street, excluding non-original fabric of verandah and rear additions.	a d e	26218
68-70 West Street BROMPTON	Row Dwellings (Attached Houses); Original house only, excluding all modern additions.	a d e	20802
252-258 Port Road HINDMARSH	Sacred Heart Church Priory; Whole of two storey building under terracotta tile hipped roof, including open arched colonnades around building.	a	27657
252-258 Port Road HINDMARSH	Sacred Heart Church; Whole of church under main gable, cupola belltowers, including side chapels / porches and rear sacristy. Includes open space forward of church.	a b c d f	27656
28 Ninth Street BOWDEN	Semi-Detached Dwelling (Attached House); Includes house but excludes masonry front fence, verandah and outbuildings.	a d	26342
30 Ninth Street BOWDEN	Semi-Detached Dwelling (Attached House); Includes house but excludes masonry front fence, verandah and outbuildings.	a d	26343
227 Esplanade HENLEY BEACH	Semi-detached dwelling; whole of dwelling under main hip and valley CGI roof, including wrap-around CGI verandah.	a	27642
229 Esplanade HENLEY BEACH	Semi-detached dwelling; Whole of dwelling under main hip and valley CGI roof, including wrap-around CGI verandah.	a	27643
38 West Street BROMPTON	Semi-detached dwelling; Whole of dwelling, including chimneys, under gambrel CGI roof and bullnose verandah to front. Excludes rear lean-to additions.	d	27624
40 West Street BROMPTON	Semi-detached dwelling; Whole of dwelling, including chimneys, under gambrel CGI roof and bullnose verandah to front. Excludes rear lean-to additions.	d	27625
27 Blanford Street WEST CROYDON	Shop and dwelling; Shop and shopfront, including façade tiling, verandah awning to footpath, and attached dwelling under gambrel hip corrugated sheet roof.	a b	27662
245A Seaview Road HENLEY BEACH	Shop and Dwelling; Two storey brick / stone building under CGI hipped roof, including French doors upstairs and re-entrant shopfront to ground floor. Excludes verandah.	a b	27650
712 Torrens Road PENNINGTON	Shop; Shop facade including verandah and parapet; exclude rear building and fencing.	b	9151
257 Seaview Road Shop 2, HENLEY BEACH	Shop; Shop; facades, parapet and verandah	a b c	9226
675-681 Grange Road GRANGE	Shops and House; Shops and House; (Shops and corner shop and house) street facades and verandah	c	9274
1 Beach Street GRANGE	Shops, former Marrett's Store; Shops, former Marrett's Store; street facades, parapets and verandah	a c	9192

251-255 Seaview Road HENLEY BEACH	Shops; Shops; external facade		9229
270 Military Road GRANGE	St Agnes Church Hall; gabled brick building excluding additions	a c	9273
4a William Street CROYDON	St Barnabas Anglican Church and Hall; Church and porches under tiled roof; adjacent hall and entry porch under CGI gable roof. Excludes later additions and structures to rear.	a d	27627
Woodville Road WOODVILLE	St Clair Youth Complex; Original structure excluding later additions	c d	9203
675-677 Port Road WOODVILLE PARK	St Sava Church; Whole of masonry church building and belltower.	a b	27612
410 Seaview Road HENLEY BEACH	Star of the Sea School; Two storey building under hipped, donut form roof, including bellcote.	a d f	27651
65 Woodville Road WOODVILLE	State Bank; Office building and adjoining annexe to the south.	a c d	9197
Seaview Road WEST BEACH	Torrens Outlet; River Torrens Outlet; concrete construction containing River Torrens	a f	9256
72 Woodville Road WOODVILLE	Town Hall & Council Chambers; Entire building including former 1902 Council offices and chamber, Town Hall and later additions, hitching post, John Hanrahan Memorial Water Fountain and Memorial Clock.	a f	9200
92A Woodville Road WOODVILLE	Ukrainian Catholic Church of St Volodymyr & Olha; Whole of church building, including front porch and breeze block verandahs and roof domes.	a b c d f	27671
44a Woodville Road WOODVILLE SOUTH	Uniting Church Complex; Church, former manse and three Sunday School classrooms; exclude fences and garages	c	9195
45-47 Beaufort Street WOODVILLE PARK	Whitefriars; Single-storey 1915 brick school building	c	9267
317 Esplanade HENLEY BEACH	'Windsor' Apartments; Two storey building under tiled hip form roof and rendered masonry front fence.	a	27646
Leslie Street West WOODVILLE	Woodville High School; Original school building and iron gate and pillars, all other structures and buildings excluded	c	9202
878-882 Port Road WOODVILLE SOUTH	Woodville Hotel; Hotel building, single-storey building adjoining to the west; exclude single-storey drive-through building adjoining two storey building to the east and rear additions.	a c f	9199
Port Road WOODVILLE SOUTH	Woodville Primary School; Original school building and stone cottage to west.	c	9268
Woodville Road WOODVILLE	Woodville Railway Station; Down platform shelter, up platform shelter with weatherboard ticket office, single-storey brick building.	a c	9198

Clare and Gilbert Valley

Polish Hill Road POLISH HILL RIVER	Church of St. Stanislaus		14537
Main North Road PENWORTHAM	Cottage (Apple Shed)		14527
Main North Road PENWORTHAM	Cottage (Dave Jenner)		14532
Main North Road SEVENHILL	Cottage (Edward Penna)		14525
Main North Road PENWORTHAM	Cottage (G.D. Young)		14529
Main North Road SEVENHILL	Cottage (Laura Davies)		14524
Main North Road PENWORTHAM	Cottage (Mathy's)		14528
Main North Road SEVENHILL	Cottage (Nykiel)		14526
Old North Road CLARE	Court House		14495
74 May Street WOODVILLE WEST	Dwelling; Original form of the building, including all decorative features, canopies and fenestration. Excludes later additions and outbuildings.	a d	27613
Main North Road PENWORTHAM	Flour Mill Ruins, Manager's Residence		14531
17 Dame Street ARMAGH	Former Armagh School (Hall)		14518
4 Findon Road WOODVILLE WEST	Former Fire Station; Original two-storey building excluding single-storey addition to rear and Outbuildings and fences	c	9250
Farrell Flat Road HILL RIVER	Former Hill River Station Outbuildings and yards		14515
Hilltown Road BARINIA	Former Hill River Station Woolshed		14512
Ohlmyer Park Road EMU FLAT	Former Railway Dam		14520
Farrell Flat Road CLARE	Hill River Station Complex		17630
Hilltown Road HILLTOWN	Hill River Station Outbuildings		14513

Farrell Flat Road HILL RIVER	Hill River Station Tree Plantation		14536
Pawleski Road PENWORTHAM	Horrock's Tree		14534
Dunns Range Road SPRING FARM	House (Mary Thomas) (N. Dunn's)		14522
Outa-Wurta Road BOCONNOC PARK	Kookynie Homestead		14517
254 Main North Road CLARE	National Bank		14497
Blyth Road ARMAGH	Norfolk house		14519
Lennon Street CLARE	Oaks Lennon Street		14501
Pawelski Road PENWORTHAM	Penwortham Cemetery		14533
Pioneer Avenue CLARE	Pioneer Tree		14502
Main North Road CLARE	Post Box VR		14498
Main North Road CLARE	Primary School/Residence		14499
Main North Road BUNGAREE	Road Bridge		14506
Main North Road BUNGAREE	Road Bridge		14508
Main North Road BUNGAREE	Road Bridge		14507
Main North Road BUNGAREE	Road Bridge		14505
19 Mill Street CLARE	School Building		14496
Pawelski Road PENWORTHAM	St. Mark's Church of England, Cemetery & Parsonage		14535
Victoria Road CLARE	St. Michael's Church		14500
Old Blyth Road BENBOURNIE	Stanley Cooper Mine Workings		14516
Gaelic Cemetery Road STANLEY FLAT	Stanley Flat Cemetery		14510

Camels Hump Range HILLTOWN	Stone Wall		14514
Seipelt Lane PENWORTHAM	Suicide Hill		14530
Springfarm Road SPRING FARM	Wendouree Cemetery		14523
Wendouree Road East SPRING FARM	Wendouree Winery		14521
Union Street CLARE	Windsorlodge		14503
CLARE	Wolta Wolta		14504

Flinders Ranges

Cemetery Road HAWKER	Cemetery; The whole of the Cemetery Reserve including historic monuments and grave railings.	a b c	25747
Over Pinkerton Creek (back of Railway Terrace), QUORN	Digger's Bridge; Bridge	a	25715
Main North Road STANLEY FLAT	Former Hotel (House that Jack Built)		14509
Roach Road STANLEY FLAT	Former White Hut School		14511
Arden Vale Road WYACCA	Former Yarrah Vale Uniting Church; Exterior form and materials including corrugated iron gabled roof, pierced barge boards and timber finial, face stonework, brick trims and timber windows and door. Excludes stone addition and veranda.	a c	25722
Quorn-Hawker Road QUORN	Gordon Cemetery; Grave area including monuments, stone and iron grave surrounds.	a b c	25725
58 Elder Terrace HAWKER	Hawker Institute; External form and materials of the original hall including hipped corrugated iron roof, face stonework and timber windows. Excludes recent additions.	a c g	25736
Wirreanda Terrace HAWKER	Hawker Area School (older section); External form and materials of the 1927-28 section including hipped galvanised iron roof with louvered half gables and ventilators, brick stepped chimney, timber windows and doors. Excludes lean-to additions.	a c	25745
Wirreanda Terrace HAWKER	Great Northern War Memorial Hospital; External form and materials including the hipped bungalow roof with double gables, an entrance gable and a roof lantern. Includes face stonework, timber sash windows and timber doors. Excludes cream brick and rendered extensions.	a c d	25744

2 Hospital Road QUORN	Quorn and District Memorial Hospital; External form and materials of the 1950 section including hipped roof, painted rendered masonry walls, timber framed windows and timber framed half glass doors. Includes the long verandah, timber posts, a masonry wall, concrete floor and flat roof. Excludes 1975 and later additions.	a c	25712
15-16 Park Terrace QUORN	Former St Petri's Lutheran Church; External form and materials including gabled corrugated iron roof, parapet face stonework walls, pointed arch timber / leaded windows and timber doors. Excludes additions at the rear.	a c	25714
Railway Terrace QUORN	Former Power House; External form and materials including corrugated iron roof with louvered half gables, face stonework, timber windows and doors. Excludes additions.	a c	25687
Lot 100 Railway Terrace QUORN	CWA Hall; External form.	a b c	25710
22 Railway Terrace QUORN	Police Station; External form and materials including hipped corrugated iron roof, chimneys, verandah, face stonework and timber sash windows and timber panelled door.	a	25692
3 Second Street QUORN	Former Primary School; "External form and materials of the original school and residence including corrugated iron gabled roof with ventilators and decorative barges. Includes face stonework, timber framed windows, porch and verandah. The roof is of corrugated galvanized iron and has typical round ventilators. Excludes additions to the south."	a c d	25708
West Terrace QUORN	Quorn Area School; External form and materials of the 1924 school including hipped and half gabled corrugated iron roof, lantern, roof ventilators, face stonework and brick trims, rendered entrance.	a c d	25711
Town Oval QUORN	Memorial Hall; External form and materials including corrugated iron walls and roof, face stone facade and timber doors and windows.	a b c	25716
Town Oval QUORN	Pavilion - Grandstand; The external form and materials of the grandstand including corrugated galvanized iron hipped and gabled roof form, timber gable trims and finials, timber frieze, corrugated iron walls, timber tiers, seating, verandah posts and decoration.	a b	25717
3.2 km south of Woolshed Flat QUORN	Lattice Girder Railway Bridge; The wrought iron bridge and stone abutments.	a d f	25732
Arden Vale Road Portion of Government Road Reserve known as Arden Vale Road which runs between A1 DP43274 and A26 DP874 A34 DP874. Hundred of Pichi Richi QUORN	Memorial Avenue; Avenue of trees and monument.	a	25713

16 Railway Terrace QUORN	Memorial; Memorial	a	25753
Leigh Creek Road Hookina Via Hawker HAWKER	New Hookina Cemetery; Cemetery reserve including historic monuments, iron railings and grave sites.	a b c	25752
Yappala Road BARNDIOOTA	Old Hookina Cemetery; Cemetery area including historic monuments and grave sites.	a b c	25751
Road Reserve, Proby's Grave Road via Simmonston Road, QUORN	Proby's Grave; Grave, memorial stone, timber fence and dead tree.	e f	25723
Cemetery (near) Road QUORN	Quorn Cemetery; The cemetery area including historic monuments, graves, masonry edging and iron railings and associated tree plantings.	a b c e	25727
Pichi Richi Pass, Saltia - 10 km west of Quorn QUORN	Railway Bridge; Railway bridge abutments.	a d f	25728
Quorn-Port Augusta Road 2.5 km north of Woolshed Flat via Quorn WOOLSHED FLAT	S Bend Bridge; Wrought iron plate girder railway bridge, timber trestle and stone abutments.	a f	25730
16 Railway Terrace QUORN	Soldiers Memorial; Memorial and Italian Cypress tree.	a f	25686

Gawler

Sec 2 Penrith Avenue GAWLER WEST	29-31 Penrith Avenue; The historic form and fabric of the former Para Para lodge including the stone wall and entrance but not including iron outbuildings or the metal roof tiling or wall rendering.	a e	15773
Paternoster Road REID	Air-raid shelter; The historic form and fabric of the air raid shelter including the concrete underground building and stairways and above ground iron sheds and concrete and iron hatches.	a c d e	15768
3 Warren Street GAWLER EAST	Attached Cottage; The historic form and fabric of the attached building but not including the entrance alterations	a d	20680
4-6 Dundas Street GAWLER	Attached cottages (marked 2, 2a); The historic form and fabric of the former row of four cottages but not including southern carport, alterations to former eastern door openings and northern additions.	a b	15421

19-21 Main Street WILLASTON	Attached dwellings; The historic form and fabric of the building and stone outbuilding.	a	15674
Julian Terrace GAWLER	Avenue of Moreton Bay Fig Trees; The whole of the double planted avenue of Moreton bay fig trees but not including parts of the trees required to be pruned as part of appropriate tree management.	a c d e f	15608
Lot 80 One Tree Hill Road EVANSTON PARK	Bentley, dwelling and outbuildings; The historic form and fabric of the dwelling, previous school and various historic outbuildings.	a b e	15762
7 Bray Street GAWLER SOUTH	Bluestone quarries (also 10 Mount Terrace); The exposed bluestone quarry sites.	a f	15364
2&10 Mount Terrace GAWLER SOUTH	Bluestone quarries; See 7 Bray Street		15687
118-122 Murray Street Street GAWLER	Bunyip Press & adjacent shop; The historic form and fabric of the buildings but not including the rear masonry brick and iron shed.	a c e f	15694
35 Adelaide Road GAWLER SOUTH	Church of the Transfiguration; The whole form and fabric of the Church building.	a c d f	15301
Murray Road WILLASTON	Clonlea; The river environment and indigenous vegetation and open space areas including the reconstructed limestone shed and National Trust plaque but not including the entrance gate, toilets, or recently provided recreation structures.	a c d e f	15983
12 Union Street GAWLER EAST	Coachhouse, stable (Formally 1 Warren Street); The historic form and fabric of the attached buildings but not including the entrance alterations.	a d	15963
6-8 Main Street WILLASTON	Costin's Shop & shed former wheelwrights	a c	15683
25 High Street GAWLER EAST	Craiglee, house barn & stone wall; The historic form and fabric of the house, outbuildings and boundary stone wall as well as several trees forming a significant landscape feature but not including the cast iron lacework on the western balcony.	a b d e f	15581
18-20 Nineteenth Street GAWLER SOUTH	Criterion Hotel and stone shed; The historic form and fabric of the Hotel and rear stone outbuildings but not including rear additions or the bottle shop additions.	a c f	15748
23 East Terrace GAWLER EAST	Dance Academy, former barn; The historic form and fabric of the building including stone wall but not including the northern road front addition.	a b	15425
Murray Street First Street GAWLER SOUTH	Dead Man's Pass & Ford; The river environment and indigenous vegetation and open space areas including the original ford area but not including the toilets, horse jumps or recently constructed bridge.	a c e f	15976
Dundas Street GAWLER	Dwelling ('Tortola House', sometime Methodist manse)		20948
2 Lally Drive GAWLER EAST	Dwelling, former chaff mill & barn; The historic form and fabric of the building including the internal chaff mill features.	a b f	15628

7 King Street GAWLER	Dwelling, former grain store; The historic form and fabric of the building and stone wall with cast iron gate but not including the northern masonry wall or alterations to the north west part of the building.	a b d	15624
27-29 King Street GAWLER	Dwelling, former private hospital; The historic form and fabric of the building.	a c	15619
32 Seventh Street GAWLER SOUTH	Dwelling, former shop, stone out-buildings which relate to dairy industry; The historic form and fabric of the dwelling including front stone portico and walls, cast iron verandah materials and stone outbuildings which relate to dairy industry, but not including the brick verandah infill.	a d e	15848
14 Dundas Street GAWLER	Dwelling, Former Victoria Mill Office; The historic form and fabric of the building including attached stone building and wall.	a e	15997
2 Main Street WILLASTON	Dwelling, former Willaston Hotel; The historic form and fabric of the building.	a c	15675
7 Warren Street GAWLER EAST	Dwelling, fr North Gawler Lutheran Church; The historic form and fabric of the building including the porch.	a c	15966
1B Dawes Avenue GAWLER EAST	Dwelling; The historic form and fabric of the building but not including the modern additions and alterations on the southern side	a d e	20678
12 Dundas Street GAWLER	Dwelling; The historic form and fabric of the building including attached stone building and wall	a e	20679
10 Dundas Street GAWLER	Dwelling; The historic form and fabric of the dwelling but not including roof alterations.	a b e	15419
65 Angle Vale Road EVANSTON GARDENS	Evanston Gardens Memorial Hall; The historic form and fabric of the Hall and rear porch.	a c f	15332
Lot 29 Angle Vale Road EVANSTON GARDENS	Evanston Gardens School & Schoolhouse; The historic form and fabric of the former Gawler Blocks school and schoolhouse but not including verandah additions on the north and west sides of the school and brick extensions on the north and east of the schoolhouse.	a c f	15986
155-157 Murray Street GAWLER	Exchange Hotel bottle shop, former grain store; The historic form and fabric of the building but not including alterations to the parapet and front of building.	a b	15705
155-157 Murray Street GAWLER	Exchange Hotel; The historic form and fabric of the Hotel including the slate footpath.	a c d f	15704
Nixon Terrace Sec 24 GAWLER	Exhibition Building, Parklands; The historic form and fabric of the Exhibition Building but not including 20th Century additions.	a c d e f	15978
10 Fifteenth Street GAWLER SOUTH	Fitness Centre, former Duffield grain store; The historic form and fabric of the whole former grain store building but not including the rendered finish on all except western walls, structural signs or recent minor entrance alterations.	a b e f	15972

13 Twenty-first Street GAWLER SOUTH	Former Bassett house; The historic form and fabric of the dwelling but not including the eastern verandah addition.	a e	15942
Paxton Street WILLASTON	Former brick kilns; The historic form and fabric of the former brick kilns including chimney, arch and brick tunnels but not including Council waste depot facilities.	a f	15772
3-5 Adelaide Road GAWLER SOUTH	former Church of Christ; The historic form and fabric of the former Church of Christ including the rear Church additions but not including the new office building and structural signs.		15303
2 Twenty-third Street GAWLER SOUTH	Former Dawson grain store; The historic form and fabric of the bluestone building but not including the northern and southern iron shed additions.	a b e f	15979
23-25 King Street GAWLER	Former Eagle Foundry & fence; The historic form and fabric of the stone and galvanised iron former Eagle Foundry building (but not including the northern brick additions) and the stone and cast iron street fence on King Street.	a b d	15616
79 Angle Vale Road EVANSTON GARDENS	Former Gawler Blocks Chapel; The historic form and fabric of the former Gawler Blocks Chapel but not including additions on the north side.	a c f	15967
9 Adelaide Road GAWLER SOUTH	Former Gawler South District Council Office; The historic form and fabric of the former Gawler South Council Office but not including the southern additions, structural signs or built in parts of the north verandah.	a c e	15331
2-4 Fourteenth Street GAWLER SOUTH	former Gawler West Uniting Church; The historic form and fabric of the Church but not including the southern concrete block additions.	a c f	15517
Lot 62 Clifford Road HILLIER	Former Hillier farmhouse; The historic form and fabric of the farmhouse, stone barn, stone tank and water trough and stables with original wooden posts and iron roof but not including concrete shed, steel framed shed and other modern buildings.	a b e	15381
6-8 East Terrace GAWLER EAST	Former Hutchinson Hospital; The historic form and fabric of the early Hospital buildings but not including various post World War II additions.	a c e	15429
2 Walker Place GAWLER	Former James Martin shed; The historic form and fabric of the building but not including the northern concrete parapet and entrance alterations.	a e	15980
6 Eucalypt Drive GAWLER EAST	Former Korff barn; The historic form and fabric of the former barn.	a b e	15475
7 Eucalypt Drive GAWLER EAST	Former Korff farmhouse & attached stable; The historic form and fabric of the former farmhouse and attached stables including the cobblestone floor of the stables.	a b d e	15476
7 Eucalypt Drive GAWLER EAST	Former Korff farmhouse; The historic form and fabric of the former farmhouse but not including recent western additions.	a b e	15477
63 Murray Street GAWLER	Former Oddfellows Hall; The historic form and fabric of the building but not including cantilever verandah or concrete façade additions.	a c d e	15723

22 Hillier Road EVANSTON	Former Osmington farmhouse; The historic form and fabric of the former Osmington farmhouse both original pise and later western additions but not including the rendered cover over the pise.	a b d e	15588
67-73A Murray Street GAWLER	Former Regal Cinema and shops; The historic form and fabric of the building.	a c f	15725
22-24 Twenty-second Street GAWLER SOUTH	Former Seventh Day Adventist Church; The historic form and fabric of the building including internal timber features.	a c	15956
37 Main North Road WILLASTON	former Willaston Uniting Church; The historic form and fabric of the Church.	a c f	15664
102 Murray Street GAWLER	Gawler Arms Hotel; The historic form and fabric of the Hotel but not including modern entrance and alterations to the rear of the building.	a c	15689
13 Railway Terrace GAWLER WEST	Gawler hybrid bottlebrush; The whole of the tree but not including parts of the tree required to be pruned as part of appropriate tree management.	a d e	15777
35 Adelaide Road GAWLER SOUTH	Gawler South War Memorial; The War Memorial structure and flag pole. The original cast iron fence surround has been removed.	a c e f	15302
11 Lyndoch Road GAWLER EAST	Immanuel Lutheran School; The historic form and fabric of the former High School and School of Mines building and stone wall on Lyndoch Road but not including the other more modern buildings and additions.	a c	15630
Whitelaw Terrace GAWLER	James Martin Monument; The historic form and fabric of the monument. The monument has been moved from its original location.	a e f	15981
2 Ayers Street GAWLER EAST	Mars Hill, Dwelling & Coachhouse; The historic form and fabric of the dwelling and coach house and the stone and cast iron entrance gates.	a b d e	15333
4 Lyndoch Road GAWLER EAST	Masonic Lodge; The historic form and fabric of the building but not including the northern concrete block addition.	a c d f	15974
8 McKinlay Avenue GAWLER EAST	Oaklands; The historic form and fabric of the building but not including the modern additions and alterations on the southern side.	a d e	15686
39 Murray Street GAWLER	Office; The historic form and fabric of the building but not including northern verandah or recent eastern additions.	a d	15719
109 Murray Street GAWLER	Prince Albert Hotel & outbuildings; The historic form and fabric of the Hotel and rear stone outbuildings and wall but not including rear additions or front verandah addition of posts and chain.	a c f	15692
56 Barnet Street EVANSTON	Racecourse building; The historic form and fabric of the principally bluestone building but not including the southern brick additions.	a e	15969
South Para River GAWLER	Railway Bridge, Angaston Line (1910); The historic form and fabric of the bridge including stone piers and embankments.	a d f	15987

Gawler River REID	Railway bridge, Roseworthy line; The historic form and fabric of the bridge including stone piers and embankments.	a f	15568
Commercial Lane GAWLER	River Red Gum; The whole of the tree but not including parts of the tree required to be pruned as part of appropriate tree management.	a c e f	15382
10-16 Daly Street GAWLER EAST	Row of four cottages; The historic form and fabric of the row of cottages.	a b	15388
27 Murray Street GAWLER	Shop & former Austral Theatre; The historic form and fabric of the shop and stone former cinema building to rear.	a c	15716
106-116 Murray Street GAWLER	Shops, Wilcox Buildings; The historic form and fabric of the buildings but not including alterations to the parapet and verandah of 114, additions in the south west of 106, modern brick additions on western side and structural signs.	a c e f	15691
21-23 Murray Street GAWLER	South End Hotel & Outbuildings; The historic form and fabric of the Hotel and stone outbuildings but not including structural signs.	a c d f	15715
Adelaide/Bridge Street GAWLER	South Para River Bridge; The historic form and fabric of the bridge including cast iron pillars with lamp posts and coat of arms of Governor Gawler.	a c d f	15968
LOT 72 Cheek Avenue North GAWLER EAST	St George's Anglican Cemetery; The principle heritage interest is the historic form and fabric of older grave monuments and grave surrounds, including cast iron fences but not including more recent grave sites except those of significant local persons.	a d e	15380
Lyndoch/Hemaford GAWLER EAST	Stone culvert under Lyndoch Road; The historic form and fabric of the stone culvert but not including the more recent road construction over it.	a d	15975
4-6 Adelaide Road GAWLER SOUTH	Surgery, former Mill Inn; The historic form and fabric of the former Mill Inn but not including modern additions on the eastern side or concrete additions on the western road front or the altered roof line.	a c	15311
Paternoster Road REID	Three munitions bunkers, Gawler Dump; The historic form and fabric of the munitions bunkers including sliding doors.	a e	15767
Lot 50 Paternoster Road REID	Two munitions bunkers; The historic form and fabric of the munitions bunkers including sliding doors but not including any modern doors.	a e	15766
10 Tod Street GAWLER	Uniting Church Hall, former Wesleyan Chapel; The historic form and fabric of the former Church and western two storey extension and of the street front stone wall.	a b c d f	15907
31-35 Main Street WILLASTON	Willaston Hotel, former Victoria Hotel; The historic form and fabric of the building and stone outbuilding but not including structural signs or the additions on the southern and northern sides or the bottle shop.	a c f	15680
8-12 Redbanks Road WILLASTON	Willaston Memorial Hall; The historic form and fabric of the former school and hall but not including northern yellow brick additions or new CFS buildings.	a c	15801

5 Main Street WILLASTON	Willaston Post Office; The historic form and fabric of the building but not including structural signs or the dwelling at rear of lot.	a c e	15681
2 Blanch Street GAWLER EAST	Yenda, dwelling & Outbuilding; The historic form and fabric of the dwelling and two stone outbuildings but not including the eastern concrete block additions of the dwelling or the western iron frame additions of the main outbuilding.	a d e	15352
31 Finnis Street GAWLER	Zion Lutheran Church & wall; The historic form and fabric of the Church and stone walls to street front and street entrance.	a b c f	15971

Holdfast Bay

Ilfracombe Avenue NORTH BRIGHTON	Avenue of River Red Gum Trees ; All mature River Red Gums along Ilfracombe Avenue	a e f	4485
11-17 Keelara Street BRIGHTON	Brighton Bowling Club Memorial Gates; The Memorial Gates including their rendered finish	a c	4589
305-311 Brighton Road NORTH BRIGHTON	Brighton High School; The 1952 section of the building	a c d	4579
49 Jetty Road BRIGHTON	Butcher's Shop; Overall form of the single storey section of the shop	a c d	4490
6b Mann Street SEACLIFF PARK	Canary Island Date Palm; Canary Island Date Palm	a e f	4503
40A Kauri Parade SEACLIFF	Centenary Reserve; The whole of the reserve area and current planting	a e f	4501
Colley Reserve GLENELG	Colley Reserve; the early elements which remain	a b c e	4583
Esplanade SEACLIFF	Concrete Sea Wall and Rotunda Relics ; All elements which remain from the original structure	a c d e f	4468
45a Broadway SOUTH BRIGHTON	Dover Square Gardens; The full extent of Dover Square Gardens	a c	4448
30 Broadway GLENELG SOUTH	Dwelling; external 1880's form, materials and detailing	a d	4444
32 Broadway GLENELG SOUTH	Dwelling; external 1880's form, materials and detailing	a d	4445
9-9a Pier Street GLENELG	Dwelling; original form, materials and detailing	a d	4537
14 St Johns Row GLENELG	Dwelling; overall form of the two storey dwellings including their verandah form	a d e	4540
15 St Johns Row GLENELG	Dwelling; overall form of the two storey dwellings including their verandah form	a d e	4541

16 St Johns Row GLENELG	Dwelling; overall form of the two storey dwellings including their verandah form	a d e	4542
36 Gordon Street GLENELG	Dwelling; overall form, detailing and materials	a d	4478
17-17A St Johns Row GLENELG	Dwellings; overall form of the two storey dwellings including their verandah form	a d e	4543
26 Gordon Street GLENELG	Former Fire Station; original external elements which remain from the Fire Station	a d f	4476
22 Gordon Street GLENELG	Former Rechabite Meeting Hall; the rendered frontage to the Hall is the most significant part of the structure	a d	4475
388 Brighton Road HOVE	Former Town Hall; The earliest section of the Hall	a c d e f	4434
28 Gordon Street GLENELG	Garage; the frontages to Gordon Street and Augusta Street and the overall enclosing corrugated iron roof form	a c d	4477
GLENELG Jetty Moseley Square GLENELG	Glenelg Jetty ; the full length of the Jetty structure and its approach	a b c e f	4592
Brighton Road GLENELG EAST	Glenelg Oval; overall area of the oval and its associated sporting facilities	a b c d e f	4578
37 Vincent Street GLENELG	Good Neighbour Garden Reserve; The full extent of the Garden Reserve area	a e	4603
2 Athelney Avenue BRIGHTON	House (Athelney); External form, materials and detail of the earliest sections of the house	a d e	4423
411 Brighton Road BRIGHTON	Institute Library; External form, materials and detailing of the original 1929 building	a c e	4436
442 Brighton Road BRIGHTON	Brighton Public School and Residence; External form, materials and original detailing of the school building and the Headmaster's residence	a c d f	4437
443 Brighton Road BRIGHTON	Uniting Church; External form, materials and original details of the Church	a c d f	4438
2/ 444 Brighton Road BRIGHTON	Anglican Church Complex; External form, detail and original materials of French Hall and the earliest rear sections of St Jude's Church	a c d f	4439
507 Brighton Road BRIGHTON	Former Police Station; External form, materials and original detailing	a c	4440
20-20a Cedar Avenue BRIGHTON	Attached Shops and Residence; External form, materials and original detailing	a c d	4451

40 Cedar Avenue BRIGHTON	House; Overall external form, materials and original detailing of the house	a d e	4452
1 Commercial Road BRIGHTON	Windsor Theatre and Freemasons Lodge; Overall external form of the structure	a c f	4455
136 Esplanade BRIGHTON	Shop and Flats (Pier Building); External form, material and all original details which remain	a b c f	4462
154 Esplanade BRIGHTON	House; Overall external form, materials and original detailing of the house	a d e	4464
156 Esplanade BRIGHTON	House; External form, materials and original detailing of the 1900's house	a d	4465
158 Esplanade BRIGHTON	House; External form, materials and original detailing of the 1918 structure	a d	4466
14 Jetty Road BRIGHTON	Former Residence (Ringwood); Overall external form, original materials and details of the 1924 house	a d e	4488
47 Jetty Road BRIGHTON	Shop and Attached Residence; Overall external form and materials and original detailing of the shop and house	a c d	4489
67-69 Jetty Road BRIGHTON	Two Storeyed Shops; Overall external form and detailing	a c d	4491
15 Margate Street BRIGHTON	House; Overall external form, original materials and detailing of the circa 1889	a b d	4505
21 Old Beach Road BRIGHTON	House; Overall external form and original materials and detailing of the 1840's cottage	a d e	4527
42 Sturt Road BRIGHTON	House (Wiluna); Overall external form, original materials and detailing	a d e	4548
34 The Crescent BRIGHTON	House; Overall external form, original materials and detailing of the 1914 house	a d e	4559
44 The Crescent BRIGHTON	Place of Worship - Baptist Church; Original external form, terracotta tile roof, pointed head windows and glazing, face brick and stucco walling of 1918 building and 1927 additions same to rear. Exclusions – 1924 Church hall to rear, 1957 hall to north, all other later structures linking buildings, dating from 1950 onwards	a c	26246
12 Yester Avenue BRIGHTON	House (Dunluce); Overall external form and original materials and details	a d e	4571
12-16 King George Avenue BRIGHTON NORTH	Frank Hayward House, Minda Home; Overall external form, original materials and detailing which remain of the 1860's residence	a c d e	20712

10 Augusta Street GLENELG	St Peters Rectory; external form, original materials and detailing	a c d e	4424
33 Brighton Road GLENELG	Telephone Exchange; external form, materials and detailing of the original 1925 section	a c	4428
24 Byron Street GLENELG	Dwelling; external form, materials and detailing	a d	4449
26-28 Byron Street GLENELG	Dwelling (Rest Home); external form, materials and detailing	a d e	4450
2A College Street GLENELG	Coach House; external form, materials and detailing of the former Coach House	a d e	4453
2 Durham Street GLENELG	Shops (Former Residences); external form, materials and original detailing	a d e	4460
17 Giles Avenue GLENELG	Dwelling (Former Stables); The external form, materials and detailing of the former stables to the Bromley' residence.	a d	26226
2/ 14 Gordon Street GLENELG	Former Dwelling; external form and original materials and detailing	a d	4585
18 Gordon Street GLENELG	Semi-detached dwelling; The external form and original materials and detailing of the pair of semi-detached dwellings.	a d	26236
20 Gordon Street GLENELG	Semi-detached dwelling; The external form and original materials and detailing of the pair of semi-detached dwellings.	a d	26237
1/ 16 Gordon Street GLENELG	Dwelling; external form and original materials and detailing	a d	4586
9 High Street GLENELG	MacDonnell Lodge Hall; external form and materials	a c e	4480
13-15 High Street GLENELG	Our Lady of Victories Church; external form, materials and detailing of the original church	a c d f	4587
17 High Street GLENELG	St Dominic's Community Centre; external form, materials and detailing of the original c.1900 building	a c	4481
19 High Street GLENELG	St Mary's Hall; External form, materials and detailing of St Mary's Hall	a c d	4482
28 High Street GLENELG	Dwelling; external form, materials and detailing of the original front section of the house	a d	4483
42 Jetty Road GLENELG	Shop; external form of the building and the early detailing	a c d	4496
79 Jetty Road GLENELG	Office/Shops; original external form and detailing and materials which remain from the 1922 structure	a d	4497
92 & 92A Jetty Road GLENELG	Uniting Church & Hall; external form, materials and detailing	a c d e f	4535
97 Jetty Road GLENELG	Office/Shops; overall original external form of building and original detailing	a d	4499
118 Jetty Road GLENELG	Office/Shops; overall original external form of building and original detailing	a d	4500

4 Kent Street GLENELG	Dwelling; external form and detailing of the building	a d	4502
18 Maturin Road GLENELG	Dwelling; The external form, materials and detailing of the 1927 dwelling.	a d	4508
1-7 Moseley Street GLENELG	Alexandra Terrace; external form, materials and detailing of the original 1880's section	a d e f	4509
1-5/ 15 Moseley Street & 15 GLENELG	Art Gallery; external form, materials and detailing of the building itself	a d	4510
25 Moseley Street GLENELG	Trinity Church; external form, face brick and terra cotta tiled roof of the 1958 church	a c d	4511
1/ 33 Moseley Street GLENELG	Dwelling; external form and original materials of the house and fence	a d	4512
2/ 33 Moseley Street GLENELG	Dwelling; external form and original materials of the house and fence	a d	4513
37 Moseley Street GLENELG	Dwelling; external form and original detailing of the house	a d	4514
39 Moseley Street GLENELG	Dwelling; external form and original detailing	a d	4515
42 Moseley Street GLENELG	Dwelling; external form, materials, and original details	a d	4516
51 Moseley Street GLENELG	Dwelling; external form, materials and details of original dwelling	a d	4517
29 Partridge Street GLENELG	Dwelling; external form, original materials and detailing	a d	4528
37-39 Partridge Street GLENELG	Woodlands Church of England Girls School-St Margaret of Scotland Church; external form of the house as originally constructed-external form, materials and detailing of the chapel	a c d	4530
38 Partridge Street GLENELG	Partridge House; external form, detailing and materials of the house as constructed in 1899	a c d f	4529
50 Partridge Street GLENELG	Dwelling; external form of building and any elements which remain from 1874 and 1895 period	a d	4531
22-23 South Esplanade GLENELG	Seawall Apartments; original external form and detailing of the dwellings	a d	4546
18 St Johns Row GLENELG	Dwelling; external form, materials and original detailing	a d	4544

17 Sussex Street GLENELG	Rothesay; external form, materials and detailing	a d e	4549
22 Sussex Street GLENELG	Terrace Houses; external form, materials and original detailing of the dwellings, particularly the elevations	a d	4550
24 Sussex Street GLENELG	Terrace Houses; external form, materials and original detailing of the dwellings, particularly the elevations	a d	4551
26 Sussex Street GLENELG	Terrace Houses; external form, materials and original detailing of the dwellings, particularly the elevations	a d	4552
28 Sussex Street GLENELG	Terrace Houses; external form, materials and original detailing of the dwellings, particularly the elevations	a d	4553
Brighton Road GLENELG EAST	Glenelg Primary School; external form, materials and detailing of original headmaster's residence and 1929 infant school	a c f	4430
Adelphi Crescent GLENELG NORTH	Pumping Station; external form, materials and detailing	a c d	4406
1-3 Alison Street GLENELG NORTH	Railway Cottages; external form, materials and detailing	a c d	4408
1A Alison Street GLENELG NORTH	Railway Cottages; external form, materials and detailing	a c d	4409
1/ 9 Alison Street GLENELG NORTH	Railway Cottages; external form, materials and detailing	a c d	4410
2/ 9 Alison Street GLENELG NORTH	Railway Cottages; external form, materials and detailing	a c d	4411
13 15 & 17 Alison Street GLENELG NORTH	Railway Cottages; external form, materials and detailing	a c d	4412
44 Alison Street GLENELG NORTH	Dwelling; external form	a d	4413
77 Alison Street GLENELG NORTH	Grayleigh; external form, materials and detailing	a d e	4414
585 Anzac Highway GLENELG NORTH	Attached Residence; external form, materials and detailing	a d	4416
587 Anzac Highway GLENELG NORTH	Attached Residence; external form, materials and detailing	a d	4417
589 Anzac Highway GLENELG NORTH	Attached Residence; external form, materials and detailing	a d	4418

591 Anzac Highway GLENELG NORTH	Attached Residence; external form, materials and detailing	a d	4419
1-7/ 617 Anzac Highway GLENELG NORTH	Berkshire Court; external form, materials and detailing	a c d e	4420
619 Anzac Highway GLENELG NORTH	House (Former Shop & House); external form, materials and detailing	a c d	4421
621 Anzac Highway GLENELG NORTH	House (Former Shop & House); external form, materials and detailing	a c d	4422
2 Darwin Street GLENELG NORTH	Dwelling; external form of the cottage	a d	4456
1 Edison Street GLENELG NORTH	Dwelling; external form, materials and detailing of the original section of the Mission	a d	5079
15 Fulton Street GLENELG NORTH	Dwelling; external form, materials and detailing	a d	4474
Jervois Street GLENELG NORTH	St Leonard's School; external form, materials and detailing of the original section	a c d e	4487
26 Mary Street GLENELG NORTH	House; The overall external form of the house, including materials and detailing	a d	20713
1 Pasquin Street GLENELG NORTH	Attached Residence; external form, materials and detailing	a d	4532
3 Pasquin Street GLENELG NORTH	Attached Residence; external form, materials and detailing	a d	4533
1/ 5 Pasquin Street GLENELG NORTH	Attached Residence; external form, materials and detailing	a d	4594
2/ 5 Pasquin Street GLENELG NORTH	Attached Residence; external form, materials and detailing	a d	4595
61 Broadway GLENELG SOUTH	Broadway Hotel; external form of the earliest part of the hotel, dating from 1878	a c d	4446
83-89 Brighton Road GLENELG SOUTH	Holdfast Hotel; external form, materials and detailing of original 1881 section	a c d f	4429
10 Bristol Street GLENELG SOUTH	Dwelling; external form, materials and detailing of the 1880's	a c d	4443
71 Moseley Street GLENELG SOUTH	Shop; external form of building and all early materials and detailing	a c d	4518

1-4/ 88 Moseley Street GLENELG SOUTH	Residential Flat Building - Shandon; Original external form, materials and detailing of the c1930 apartments.	a d	26242
88 88a & 88b Partridge Street GLENELG SOUTH	Shop; external form of original building	a c	4593
16 Ramsgate Street GLENELG SOUTH	Dwelling; external form, materials and details	a d e	4538
15 Robert Street GLENELG SOUTH	Restormel; external form, materials and detailing of the two storey, faced stone section of the house	a d	4539
1-4/ 32 Weewanda Street GLENELG SOUTH	Residential Flat Building - Pennsylvania Apartments; Original external form, materials and detailing of the 1938 apartment block.	a d	26250
387 Brighton Road HOVE	House; Overall external form and any original materials and details which remain	a d	4433
389 Brighton Road HOVE	Former Post Office; Overall external form and original materials and details of the former Post Office	a c d	4435
8 Downing Street HOVE	House; Overall external form, original materials and detailing	a d	4457
58 Downing Street HOVE	Tower House; Overall external form of the 1880's structure including the attached rear extensions	a d e	4458
70-70a Downing Street HOVE	Cottages (Attached); Overall external form and any original materials and detailing that remains	a d	4459
48-50 Dunrobin Road HOVE	Alwyndor House and Garden; Overall external form of the 1900 house	a c e	4584
2 Hulbert Street HOVE	Cottages; Overall external form and any original detailing which remains	a d	4484
21 Illawarra Avenue HOVE	Cottage; Overall external form of cottage	a d	4486
37 Burnham Road KINGSTON PARK	Dwelling; External form, materials and detailing of the c1962 house. The three bay garage is included in the listing.	d	26230
19 Forrest Avenue KINGSTON PARK	Pritchard House; External form, materials and detailing of the 1990 residential structure should be included in the listing	a d f	4473
313 Brighton Road NORTH BRIGHTON	House (Former Gate House); The overall external form of all sections of the earliest building	a d e	4432
3 Warwick Court NORTH BRIGHTON	House (Woodhurst); The overall external form of the original 1901 house	a d e	4562
Barwell Avenue SEACLIFF	Educational Establishment - Seacliff Primary School; The original external form, materials and detailing of the 1960 school building. The later additions and single storey infant school building are not included.	a c d	26243
221 Esplanade SEACLIFF	Seacliff Hotel; The remaining overall external form	a b c f	4469

241 Esplanade SEACLIFF	Brighton & Seacliff Yacht Club; External form and original details and materials of the corrugated iron 1920's Yacht Club	a c e	4470
29 Kauri Parade SEACLIFF	Seacliff Presbyterian Church Hall; Overall external form and original materials and detailing	a c d	4588
23-25 Marine Parade SEACLIFF	House (Former Little Company of Mary Convent); The overall external form, materials and detailing of the original building	a d	4506
53-53A Marine Parade SEACLIFF	House; Overall external form, materials and detailing	a e	4507
40 Myrtle Road SEACLIFF	House; The overall external form and any original materials and details	a d e	4520
2-8 Wheatland Street SEACLIFF	Row Housing; Overall external form, original materials and details	a d	4563
5 Wheatland Street SEACLIFF	Uniting Church; Overall external form, original materials and detailing of the 1928 Church	a c d	4564
9 Wheatland Street SEACLIFF	Community Centre (Former Police Station); Original external form, materials and detailing of the 1937 police station.	a c d	26251
10 Wheatland Street SEACLIFF	Former Shop and Residence; Overall external form and detailing of both the shop and attached residence	a c d	4565
43 Wheatland Street SEACLIFF	House; Overall external form and original materials and detailing of the 1896 cottage	a d e	4567
44-46 Wheatland Street SEACLIFF	Shops; Overall external form of shops	a c d	4568
48 Wheatland Street SEACLIFF	Shop; Overall external form of the shop including original materials and detailing which remain	a c d	4569
18 Mann Street SEACLIFF PARK	House; External form of the earliest part of the structure which formed the stables	a e	4504
1/ 11 - 13 Angove Road SOMERTON PARK	Semi-detached dwelling; External form, materials and detailing of the pair of semi-detached dwellings.	a d	26227
2/ 11 - 13 Angove Road SOMERTON PARK	Semi-detached dwelling; External form, materials and detailing of the pair of semi-detached dwellings.	a d	26228
4 Bickford Terrace SOMERTON PARK	Dwelling and Fence; External form, materials and detailing of the 1939 house, including the front masonry fence.	a d	26229
81 College Road SOMERTON PARK	House; Overall external form, original materials and details of the cottage	a d	4454
20-22 Phillipps Street SOMERTON PARK	Apartments; Overall external form and original materials and detailing	a d	4597

21 Phillipps Street SOMERTON PARK	House; Overall external form and original materials and detailing of the 1880's house	a d e	4536
3 Stimson Grove SOMERTON PARK	House (Former "Fairfield" Quarters); Overall external form and original materials and detailing	a d	4547
1-5/ 6 Tarlton Street SOMERTON PARK	Apartment; Overall external form and original materials and details of the 1936 block of flats	a d	4555
21 Tarlton Street SOMERTON PARK	House; Overall external form and original materials and detailing	a d	4556
33 Tarlton Street SOMERTON PARK	Pump House; External form and detailing	a c	4557
1-7/ 55 Tarlton Street SOMERTON PARK	Apartment (West Lynton); Overall external form and original face red brick and metal and timber window	a d	4558
23 Walkers Road SOMERTON PARK	House (Inverurie); Overall external form and original materials and detailing of both sections of the house	a d	4560
56 Walkers Road SOMERTON PARK	Dwelling; Original external form, materials and detailing of the 1956 residence.	a d	26248
65 Walkers Road SOMERTON PARK	House; Overall external form of the house and the original construction materials	a d	4561
75 Whyte Street SOMERTON PARK	House (Somerlea); Overall external form of Somerlea including original materials and details	a d e	4570
561 Brighton Road SOUTH BRIGHTON	House; External form of the earliest sections of the house and any original materials and detailing	a e	4441
41-43 Edwards Street SOUTH BRIGHTON	House; Overall external form of the 1917 house	a d	4461
161 Esplanade BRIGHTON	House; Overall form and original materials and detailing of the circa 1913 house	a d e	4467
2 North Street SOMERTON PARK	House; Overall form and original materials and detailing of the house should be retained where these still exist	a d	4521
4 North Street SOMERTON PARK	House; Overall form and original materials and detailing of the house where these still remain	a d	4522
6 North Street SOMERTON PARK	House; Overall form and original materials and detailing of the house where these still remain	a d	4523
8 North Street SOMERTON PARK	House; Overall form and original materials and detailing of the house where these still remain	a d	4524

10 North Street SOMERTON PARK	House; Overall form and original materials and detailing of the house where these still remain	a d	4525
12 North Street SOMERTON PARK	House; Overall form and original materials and detailing of the house where these still remain	a d	4526
26 Boundary Road SOMERTON PARK	House; Overall form, original materials and details which remain	a d	4427
80 Moseley Street GLENELG SOUTH	Kapara Nursing Home; external materials, detailing and form of the major elevation fronting Moseley Street	a c d e	4519
16-18, 4-8 Burnham Road KINGSTON PARK	Kingston Park, Monument, Spring and Norfolk Island Pine Trees; The whole of Kingston Park Reserve	a c e f	4582
1a Baker Street SOMERTON PARK	Masonic Memorial Village Complex; Corner Facade of the Alexander Russell Hall located on the north eastern corner of the intersection of Diagonal Road and Baker Street- including the entrance, windows, inscription and square and compass.	a c	4425
5 Maturin Road GLENELG	Murray Mudge House; the exterior elements and details which remain from the original design of the house	a d	4591
301 Brighton Road NORTH BRIGHTON	North Brighton Cemetery; The earliest sections of the cemetery from Brighton Road through to the cypress row	a c d f	4431
Broadway SOUTH BRIGHTON	Olive Grove Relics; All the remnant Olive Trees in Broadway	a b f	4447
Patawalonga Frontage GLENELG NORTH	Patawalonga Reserve; the Reserve, including the area occupied by the water body between Adelphi Terrace and the Patawalonga frontage	a c f	4596
Patawilya Reserve GLENELG NORTH	Patawilya Reserve; the full area of the Reserve as indicated on Certificate of Title	a c f	4534
Tarlton Street SOMERTON PARK	Pine Trees (Seaforth Park); overall form of both trees	a e f	4554
40 Bath Street GLENELG SOUTH	Primitive Methodist Church; original form and detailing of the Chapel	a c d	4426
33 Wheatland Street SEACLIFF	Public Square and Moreton Bay Fig Trees; The whole of the existing allotment/reserve	a e f	4566
2A Angove Road SOMERTON PARK	River Red Gum; overall form of the tree	a f	4415
Alfreda Street BRIGHTON	Row of Eucalypts; Mature trees	a e f	4407
42-48 Scarborough Street SOMERTON PARK	Row of Moreton Bay Fig Trees; Entire row of Moreton Bay Fig trees	a e f	4602

410-420 Brighton Road HOVE	Row of Stone Pine Trees on Stopford Road, Hove; All sixteen trees in this row	a f	4580
3 College Street GLENELG	Semi-detached dwelling; Original two-storey dwelling under hipped roof, timber verandah balcony with cast iron filigree decoration, stucco faced walls and decoration to eaves and window openings, masonry front fence and cast iron fencing and gates. Exclusions: later side and rear addition, where not under the main hipped roof.	a d	26231
5 College Street GLENELG	Semi-detached dwelling; Original two-storey dwelling under hipped roof, timber verandah balcony with cast iron filigree decoration, stucco faced walls and decoration to eaves and window openings, masonry front fence and cast iron fencing and gates. Exclusions: later side and rear addition, where not under the main hipped roof.	a d	26232
59 Tarlton Street SOMERTON PARK	Semi-detached dwelling; under main hipped roof, stucco finished masonry front porch and associated architectural elements, glazed brick detailing to walls. Exclusions: rear additions beyond main roof, later roof tiles.	a d	26244
61 Tarlton Street SOMERTON PARK	Semi-detached dwelling; under main hipped roof, stucco finished masonry front porch and associated architectural elements, glazed brick detailing to walls. Exclusions: rear additions beyond main roof, later roof tiles.	a d	26245
27 27A 29 31 & 31A Jetty Road GLENELG	Shop; those elements of the building which are retained from the 1870's	a d e	4494
25 Jetty Road GLENELG	Shops; Those elements of the building which are retained from the 1870's	a d e	4493
33 33a Flats 1 & 2/33 35 Jetty Road GLENELG	Shops; those elements of the building which are retained from the 1870's	a d e	4495
13 Gladstone Road NORTH BRIGHTON	Single storey residence; Including later additions, masonry walls, plate glass walls with timber louvres and raised monitor roof. Exclusions: roof sheeting, rear garage	d	26235
South Esplanade GLENELG SOUTH	South Esplanade Foreshore Reserve; the Reserve including the area between the western property boundaries along South Esplanade to the Broadway	a c f	4545
12-14 Sullivan Street SOMERTON PARK	Stables; The earliest sections of the corrugated iron structures	a b	4598
Esplanade KINGSTON PARK	Stone Jetty ; The projection of the jetty and any evidence of the shipping facility	a d e	4471
1-5 Hartley Road BRIGHTON	Telephone Exchange; Overall form and detailing of the Telephone Exchange	a c	4479
71-73a Jetty Road BRIGHTON	Three Attached Shops; Any original elements which remain from the 1920's	a c	4492

448 Brighton Road BRIGHTON	Three Moreton Bay Fig Trees; The three trees in their entirety and an appropriate curtilage	a e f	4581
1-4/ 2 Torrens Square GLENELG	Two storey face brick building; with hipped Marseilles tiled roof, masonry curved external stairs, stucco balcony balustrade & columns, cantilevered masonry balcony, timber windows and doors, brick chimneys. Front fence of brick construction. Exclusions: timber staircases, garages, external plumbing and gutters.	a d	26247
9 Weewanda Street GLENELG SOUTH	Two storey face brick building; with hipped tiled roof, timber wrap-around corner windows, timber lined eaves, fluted brick chimneys, brick balcony balustrades. Front fence of brick construction. Exclusions: External timber staircases, garages, external plumbing and gutters.	a d	26249
Esplanade BRIGHTON	War Memorial & Drinking Fountain; The overall form of the arch and attached tablets and decoration and the entire form of the fountain	a e f	4463
Brighton Road SEACLIFF	War Memorial ; The War Memorial and plinth and plaques	a d e f	4442
Wigley Reserve GLENELG NORTH	Wigley Reserve; the early elements which remain	a b c e	4600
Maitland Terrace SEACLIFF	Zig Zag Pedestrian Ramp; The full length of the Zig Zag Pedestrian Ramp	a c f	4590

Kangaroo Island

62 Dauncey Street (cnr Murray Street) KINGSCOTE	ANZ Bank	a d	20640
Arranmore Road CYGNET RIVER	Arranmore - ruin	a b d	20581
Scenic Drive (cnr Redbanks Road) AMERICAN RIVER	Art Gallery & Tea Rooms	a d	20610
Wilson River Road DUDLEY EAST	Brakenmore - Pug & pine cottage; whole of cottage	a b d	20563
PELICAN LAGOON	Cottage; front and side elevations, roof and veranda form	a b d	20595
Brownlow Road BROWNLOW K.I.	Cottage; front and side elevations, roof form	a d	20606
North Coast Road KINGSCOTE	Dover Farm - ruin	a b d	20601

Franks Road Cnr Franks & Kingscote-Penneshaw Road DUDLEY EAST	Dwelling "Fas Kally"; front and side elevations, roof form, verandas	a b d	20564
Howard Drive PENNESHAW	Dwelling (former Council Chambers, former hospital); front and side elevations, roof form and veranda excluding rear additions and veranda enclosure	a b c d	20538
Hog Bay Road PELICAN LAGOON	Dwelling (former farmhouse); front and side elevations, roof form and verandas	a b d	20573
Emu Bay Road WISANGER	Dwelling, "Emu Bay Homestead"; front and side elevations, roof form, veranda	a d	20591
17 Dauncey Street KINGSCOTE	Dwelling; front and side elevations, roof form and veranda	a b e	20624
49 Esplande Road KINGSCOTE	Dwelling; front and side elevations, roof form and veranda	d	20617
15 Franklin Street KINGSCOTE	Dwelling; front and side elevations, roof form and veranda	a d	20627
13 Giles Street KINGSCOTE	Dwelling; front and side elevations, roof form and veranda	a d	20618
61 Kohinoo Road Cnr Acacia & Kohinoor Roads KINGSCOTE	Dwelling; front and side elevations, roof form and verandas	a b d	20628
59 Chapman Terrace KINGSCOTE	Dwelling; front and side elevations, roof form, front fence and veranda excluding verandah enclosure and carport	a d	20626
57 Chapman Terrace KINGSCOTE	Dwelling; front and side elevations, roof form, veranda and front fence	a d e	20625
21 Osmond Street (cnr Commercial Street) KINGSCOTE	Dwelling; front and side stone elevations, roof form, excluding lean-to additions	a d	20620
Charing Cross Road KANGAROO HEAD	Dwelling; ruin including outbuildings	a b d	20597
North Coast Road KINGSCOTE	Eucalyptus distillery - ruin	b	20600
Seagers Road MACGILLIVRAY	Former "Hawks Nest" homestead; whole of ruin	a b d	20570

Telegraph Terrace KINGSCOTE	Former Carnarvon House (Island Resort)	a d	20520
1 Commercial Street (cnr Commercial Street) KINGSCOTE	Former house	a d	20642
Howard Drive PENNESHAW	Former Methodist Church	a d	20540
Howard Drive PENNESHAW	Former School (National Trust Museum)	a d	20541
North Coast Road BAY OF SHOALS	Former school building; front and side elevations, roof form excluding rear addition	a b c	20603
Playford Highway CYGNET RIVER	Former school building; front, side and rear elevations, roof form excluding later additions	a b c	20582
Howard Drive PENNESHAW	Former Shop (Valentine Store)	a d	20539
65 Dauncey Street KINGSCOTE	Hall (RAOB)	a d	20641
Ryberg Road AMERICAN RIVER	House	a d	20609
Government Road DUDLEY EAST	House	a d	20536
46 Dauncey Street KINGSCOTE	House	a d	20637
3 Giles Street KINGSCOTE	House	a d	20504
9 Giles Street KINGSCOTE	House	a d	20505
9 Kingscote Terrace KINGSCOTE	House	a d	20509
11 Kingscote Terrace KINGSCOTE	House	a d	20510
17 Kingscote Terrace KINGSCOTE	House	a d	20511
26 Kohinoor Road KINGSCOTE	House	a d	20513

12 Wheelton Street KINGSCOTE	House	a d	20522
14 Wheelton Street KINGSCOTE	House	a d	20523
17 Wheelton Street KINGSCOTE	House	a d	20524
South Terrace (cnr Rapide Drive) PENNESHAUW	House	a d	20549
South Terrace PENNESHAUW	House	a d	20548
Warawee Terrace PENNESHAUW	House	a d	20551
Howard Drive PENNESHAUW	House (Christmas Cove Cottage)	a d	20542
Willoughby Road DUDLEY EAST	House (former Post Office)	a d	20552
Redbanks Road AMERICAN RIVER	House (former school)	a d	20608
16 Franklin Street KINGSCOTE	House (former schoolmaster's house)	a d	20502
North Terrace PENNESHAUW	House (Johnston's Cottage)	a d	20545
Hog Bay Road DUDLEY WEST	Frogmore farmhouse and former schoolroom; dwelling front and side elevations, roof forms, verandas; whole of former schoolroom excluding interior	a b d	20565
Frenchmans Terrace (cnr Cheopis Street) PENNESHAUW	House (Rock Cottage)	a d	20535
51 Chapman Terrace KINGSCOTE	Guest House (Seaview); External form under main roof, materials, open veranda and original detailing of the original guest house and the masonry fence.	a d	20632
Willoughby Road PENNESHAUW	House (Seaview Lodge)	a d	20554
19 Kingscote Terrace KINGSCOTE	House (Seymour)	a d	20512

Howard Drive PENNESHAW	House (Surbiton)	a d	20543
17 Osmond Street KINGSCOTE	House (The Captain's Retreat)	a d	20519
Murray Street KINGSCOTE	Church; The overall external form, materials, original doors and windows, cement dressing and original facade detailing, excluding rear lean-to additions.	a d	20517
11 Osmond Street Cnr Murray and Osmond Streets KINGSCOTE	Dwellings; front and side elevations, roof form and veranda of single storey dwelling, excluding rear lean-to addition; whole of "Doll's House" excluding interior, porch, pergola and shutters	a d	20619
45 Chapman Terrace KINGSCOTE	House and fence	a d	20631
South Coast Road SEDDON	Kaiwarra; whole of original stone cottage, excluding veranda enclosure and later addition	a b d	20571
43 Dauncey Street (cnr Murray Street) KINGSCOTE	Kingscote Town Hall	a d	20636
Wattle Avenue cnr Ryberg Road AMERICAN RIVER	Memorial Hall	a d	20615
Timber Creek Road Sir Cecil Hincks Memorial Reserve SEDDON	Monument - remnant floor slab and timber gantry	c e	20586
Hog Bay Road AMERICAN BEACH	Moreton farmhouse, barn and stone wall; front and side elevations, roof form and veranda of dwelling, stone outbuilding and stone wall	a b d	20566
Hog Bay Road DUDLEY WEST	Muckle Roe farmhouse and outbuildings; front and side elevations, roof form, stone outbuildings	a b d	20567
9 Murray Street KINGSCOTE	Office	a d	20516
67 Chapman Terrace KINGSCOTE	Ozone Hotel	a d	20633
Thomas Wilson Street PENNESHAW	Penneshaw Hotel and Stables; overall form, materials and detailing of original stone hotel and stable, excluding later additions and veranda)	a c f	20546
Thomas Wilson Street PENNESHAW	Police Station and Outbuildings	a d	20550

Hog Bay Road near Pelican Lagoon HAINES	Prospect Hill	c e f	20577
Dauncey Street KINGSCOTE	Queenscliffe Family Hotel, Rear Wall & Town Square	a d	20638
North Coast Road WISANGER	Ruin	a	20592
Off North Coast Road West of Bay of Shoals, South East of Emu Bay WISANGER	Salt Lake - lake	a c f	20604
Hog Bay Road PELICAN LAGOON	Salt Lake Cottage; front and side elevations	a b d	20576
18 Franklin Street KINGSCOTE	Scout Hall (former school)	a d	20503
Esplanade Kingscote KINGSCOTE	Settler's Memorial	a d	20506
61 Dauncey Street KINGSCOTE	Shop	a d	20639
Scenic Drive AMERICAN RIVER	Shop (former General Store)	a d	20611
Cnr Commercial Street Cnr Commercial & Dauncey Streets KINGSCOTE	Shop (Landmark Real Estate)	a d	20634
1 Murray Street KINGSCOTE	Shop (The Gallery)	a d	20515
Osmond Street (cnr Drew Street) KINGSCOTE	St Albyn's Anglican Church	a d	20518
Duck Lagoon Road MENZIES	Tilka - ruin	a b d	20585
North Coast Road WISANGER	Whittaker's Cottage - ruin	a b d e	20589

Kingston

Reserve, north of Maria Creek KINGSTON S.E.	ABORIGINAL BURIAL GROUND; Surrounding open space	a c	24916
Princes Highway REEDY CREEK	ASHMORE WOOLSHED (c1910); Large stone masonry building only	a f	24923
40 Holland Street KINGSTON S.E.	BANK (FORMER)(1876); Former bank and its allotment, dominating a major intersection	a c f	24894
Rowney Road West BLACKFORD	BLACKFORD SCHOOL; Small corrugated iron building and tree plantings	a c f	24942
Government Road WANGOLINA	CADARA HOMESTEAD; Two early stone masonry cottages only	a	24935
King Drive CAPE JAFFA	CAPE JAFFA JETTY; Timber and steel jetty only	a c f	24940
Maria Creek KINGSTON S.E.	CHARLES STREET BRIDGE (1863); The iron screw piles of the former road bridge.	a c f	24915
19 Dowdy Street KINGSTON S.E.	COTTAGE (ROSETOWN)(c1890); Small stone masonry cottage.	a c	24910
9 East Terrace KINGSTON S.E.	Cottage (Rosetown); Small stone masonry cottage	a c f	26029
11 East Terrace KINGSTON S.E.	Cottage (Rosetown); Small stone masonry cottage	a c f	26030
Old Coorong Road COORONG	COTTAGE (TEELUC); Stone masonry Cottage only	a c	24938
Old Coorong Road COORONG	COTTAGE, WHITE HUT; Stone masonry cottage only	a c f	24930
2 Hanson Street KINGSTON S.E.	COURT HOUSE (FORMER)(c1870); The former Court House building. It is the standard South Australian government design for local courts, and its relationship to the Post Office and Police Station is important.	a c f	24895
51 Agnes Street KINGSTON S.E.	DISTRICT HALL; Large stone masonry building only.	a c f	24907
11-15 Agnes Street KINGSTON S.E.	FORMER TEAROOMS; Stone masonry building only	a c f	24909
Off Rowney Road BLACKFORD	GOYDER'S BANK; Low artificial earth bank about 400m in length, running east-west, faced with stone on its north side.	a c f	24937

13 Hanson Street KINGSTON S.E.	HARBORMASTERS HOUSE (1888); Stone masonry house only.	a c f	24893
Agnes Street KINGSTON S.E.	HOLY TRINITY ANGLICAN CHURCH; The church itself, a small rectangular building in simple Gothic style, and its street aspect.	a c f	24897
31 Agnes Street KINGSTON S.E.	CROWN INN; Two storey stone masonry building only, with some interior details such as the double doors of faceted glass.	a c f	24902
Ballater Road MARCOLLAT	JIP JIP ROCKS; Jip Jip Conservation Park.	a c f	24936
Keilira-Avenue Road KEILIRA	KEILIRA HOMESTEAD; Attached stone masonry cottages only	a f	24931
Lots 173 & Pt Sec 477 Marine Parade KINGSTON S.E.	KINGSTON JETTY; Timber and steel jetty structure only.	a c f	24917
Lot 4 Macfarlane Street KINGSTON S.E.	KINGSTON SCHOOL (FORMER)(1880); The L-shaped stone masonry building. Its form is characteristic of South Australian government schools of the late nineteenth century	a c f	24896
Marine Parade KINGSTON S.E.	LEN LAMPIT RESERVE; The entire reserve.	a c f	24920
15 Marine Parade KINGSTON S.E.	LIGHTKEEPERS' COTTAGE 1 (c1937); The three timber cottages and open space between and in front of them.	a c f	24911
16 Marine Parade KINGSTON S.E.	LIGHTKEEPERS' COTTAGE 2 (c1937); The three timber cottages and open space between and in front of them.	a c f	24912
17 Marine Parade KINGSTON S.E.	LIGHTKEEPERS' COTTAGE 3 (c1937); The three timber cottages and open space between and in front of them.	a c f	24913
Bernouilli Conservation Park CAPE JAFFA	LIGHTKEEPERS' COTTAGES RUIN; Stone masonry cottage ruins within Bernouilli Conservation Park	a c f	24939
Princes Highway REEDY CREEK	MURRABINNA HOMESTEAD; Three principal elements forming the Murrabinna Homestead complex: a house and outbuilding in a stone fenced yard; a large T-plan woolshed; and a two storey stone barn.	a f	24925
James Street KINGSTON S.E.	OLD COUNCIL OFFICE; Small stone masonry building only.	a c f	24903
Litigation Lane TILLEY SWAMP	OLD KERCOONDA HOMESTEAD RUINS (c1880); Early stone T-plan woolshed and nearby small stone masonry cottage only	a c	24924
Mount Scott Road BLACKFORD	OLD MOUNT SCOTT HOMESTEAD; Stone masonry homestead and kitchen, cottages and sheds	a c	24928

35 Cooke Street KINGSTON S.E.	OLD SCHOOL ROOM (c1867); The small single masonry room on the Cooke Street frontage.	a c f	24898
Petherick Road TILLEY SWAMP	OLD TILLEYS SWAMP HOMESTEAD (c1886); Complex of buildings including an early stone woolshed, shearers' quarters, workers' cottages, large truck shed built of flattened fuel drums, small sheds and stables.	a	24926
Lions Park, Hanson Street KINGSTON S.E.	POWERHOUSE ENGINE; Small brick and glass building in Lions Park, containing the former powerhouse engine.	a c f	24919
Princes Highway REEDY CREEK	PROLIFIC HUT; Small stone masonry cottage	a d f	24944
Kingston-Lucindale Road REEDY CREEK	RAILWAY FORMATION (c1876); Straight section of railway formation about 1.6km in length, extending from the Princes Highway parallel with the Lucindale Road to the intersection of Bowaka Road.	a c f	24945
12 Macfarlane Street KINGSTON S.E.	RAOB HALL; Small stone masonry building only.	a c f	24901
Mail Bridge Road REEDY CREEK	REEDY CREEK HALL (1907); Stone masonry homestead and kitchen, cottages and sheds	a c	24929
6 - 10 Hanson Street KINGSTON S.E.	ROYAL MAIL HOTEL (1867); Two storey stone masonry building only	a c f	24899
Limestone Coast Road WANGOLINA	SCHOOL, CAPE JAFFA (c1935); Small stone masonry building and toilet ruin	a c f	24934
East Terrace KINGSTON S.E.	SCULPTURE PARK & SUNDIAL; The entire park.	a c f	24918
King Drive CAPE JAFFA	SEAFARERS' MEMORIAL; Stone cairn with bronze plaques and anchors	a b f	24941
James Street KINGSTON S.E.	SOLDIERS MEMORIAL & RAILWAY RESERVE; Marble statue on granite plinth, with park, flagpole and conifer plantings.	a c f	24914
56 Young Street KINGSTON S.E.	SOLDIERS MEMORIAL HOSPITAL (1949); Stone masonry building and landscaped open space in front.	a c f	24908
33 James Street KINGSTON S.E.	STATIONMASTERS HOUSE (FORMER); Stone masonry cottage only.	a c	24905
KINGSTON S.E.	THE GRANITES; Six outcropping granite rocks on the beach and offshore.	f	24946
Marine Parade KINGSTON S.E.	TREES OF TRIBUTE (1940); Five Norfolk Island pine trees in a row along Marine Parade at the end of Hanson Street	a f g	24921
17 Holland Street KINGSTON S.E.	UNITING CHURCH AND MANSE (1887 and 1924); Church and manse buildings.	a c f	24900

Kingston-Robe Road WANGOLINA	WANGOLINA HOMESTEAD (c1851); Early stone masonry house only	a	24932
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Land not within a Council Area

Port Neill Foreshore PORT NEILL	Port Neill Jetty	f	16569
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Light

Daveyston Road near Freeling FREELING	Beelitz Well; The superstructure and elements of the mechanism of the bore. (Location: Site marked by a windmill at ground level.	a	18192
Church Road BETHEL	Bethel Lutheran Cemetery; Remnants of the cemetery and the extent of the cemetery reserve.	a e	20976
Two Wells Road near Buchfelde BUCHFELDE	Buchfelde Cemetery; Cemetery Reserve, grave sites and headstones.	a b d	17735
Two Wells Road BUCHFELDE	Bunker, Gawler Airport & Racecourse; The external and internal form, materials and details of the c 1940 concrete bunker. (Airport and Bunker located on lot 6, Racecourse located on lot 101)	a d	17734
611 Parkers Road WARD BELT	Cemetery; The cemetery reserve, grave sites and headstones.	a b	17740
53-57 Bevan Street GREENOCK	Cemetery; The extent of the cemetery reserve and all significant monuments and grave sites.	a b d	17690
Mudla Wirra Road near Wasleys (On Road Reserve south western side of road at bend approximately 380 metres south of Wasleys Road) WASLEYS	Charles Mullens Memorial; The extent and form of the monument stone and plaques.	a	18213
East Terrace KAPUNDA	Christ Church Cemetery; The cemetery reserve, all headstones and monuments.	a c d	18202
Wendish Road ST. KITTS	Doecke's Farm; Remaining elements of ruined farm buildings. Note that there is no requirement to rebuild.	a b d	18050
Hempel Road DAVEYSTON	Dwelling & Outbuildings; The overall form, materials and detailing of the c1900 house, and early random stone outbuildings.	a d	17834
The Gap Road FORDS	Farmhouse; The overall form materials and detailing of the farmhouse.	a b d	17764

School Road ALLENDALE NORTH	Former Bible Christian Cemetery; The extent of the cemetery reserve and any remaining grave headstones or other grave elements.	a b	17755
The Gap Road FORDS	Former Farm Complex; The overall form, materials and detailing of the c1900 house, and early random stone outbuildings.	a b d	17763
Edwards Road Gawler Belt (Fronts Ma in North Road) GAWLER BELT	Former Gawler Belt Hotel; Any elements which can be retained to indicate the original form of the building.	a	17739
Former Sturt Highway DAVEYSTON	Former Old Nain Hotel; The building has undergone alterations to the roof. The original front and side elevations, including stone and brickwork, and early timber joinery should be retained.	a c	17743
Former Sturt Highway DAVEYSTON	Former Primary School; The overall form, materials and details of the gable ended section of the former Schoolhouse including early timber joinery.	a c d	17742
Railway Reserve, (Cnr Fords and The Gap Roads) FORDS	Former Railway Shed; The overall form and materials of the 1860s masonry goods shed.	a f	17762
22 Konke Street GREENOCK	Former School House; The early form, materials and details associated with the 1860s residence.	a	18196
Tablelands Road ST. KITTS	Former St Pauls Lutheran Cemetery; The cemetery reserve and all grave elements remaining.	a c	20979
Nain Road NAIN	Former Zum Shmalen Weg Cemetery; The full extent of the cemetery reserve and all significant grave sites and monuments.	a b c	17714
Borrow Street FREELING	Freeling Cemetery; The extent of the cemetery reserve and all significant monuments and grave sites.	a d	18193
Gomersal Road near Gomersal SHEA-OAK LOG	Good Shepherd Lutheran Cemetery ; The whole of the cemetery reserve and all headstones and grave sites.	a b c d	17688
2 Murray Street GREENOCK	Greenock Post Office; The overall form, materials and original detailing of the 1879 Post Office and residence. Later alterations do not form part of the listing.	a c	17697
Kapunda-Hamilton Road cnr School Road ALLENDALE NORTH	Wheatsheaf Hotel; The external form, materials and detailing of the one storey hotel building.	a c d	17753
Mt Allen Road ALLENDALE NORTH	House, Bienke House; The external form, materials and details of the two storey stone building. (Location: Large rectangular building located centrally upon the allotment to the rear of other sundrey buildings. Two storey dwelling overlooks Allen Creek.)	a d e	17752
School Road ALLENDALE NORTH	Former School; The external form, materials and details of the 1881 former school and residence.	a c d	17754

Schoolhouse Road BAGOT WELL	Attached Cottages; The external form, materials and details of the 1875 schoolhouse.	a c d	17756
Church Road BETHEL	Bethel Lutheran Church and Manse; The external form and materials of the 1895 bluestone church and the stone manse.	a b c e	17758
Higgins Road (off Two Wells Road) BUCHFELDE	Conservatory & Barn Ruins; The external form materials and detailing of the early greenhouse and barn. The listing also includes any original internal elements in the greenhouse (Location: buildings are located at the most-eastern of all buildings within the site).	a d	17738
Roediger Road near Buchfelde BUCHFELDE	Riverside Homestead Complex; The external form, materials and detail of the 1850s and subsequent sections of the farm house and outbuildings.	a b d	17737
Two Wells Road near Buchfelde BUCHFELDE	Dwelling; External form, materials and details of the c1910 residence.	a d	17736
Belvidere Road (Corner Diagonal Road) EBENEZER	Pilgrim's Lutheran Church; The external form, materials and detail of the church building.	a c	17715
Research Road EBENEZER	Former Zwar House; The external form, materials and details of the two residences and outbuildings.	a d	18190
Research Road cnr Roehr Road EBENEZER	Dwelling (Former Kleinig); The external form, materials and details of the c1860 farmhouse and outbuildings.	a d	18191
Research Road cnr Ebenezer Road EBENEZER	St Johns Lutheran Church, Schoolroom and Cemetery; External form, materials and details of the church and tower, and the schoolroom. Extent of cemetery reserve and headstones and other grave elements.	a b c f	17761
1 Borrow Street FREELING	Factory (AG Point Australia); The external form, materials and detail of the earliest stone sections of the factory.	a e	17681
31 Borrow Street FREELING	St Bartholomew's Church of England; The external form, materials and detail of the 1909 church, including porch and spirelets.	a b c	17680
Cherry Street FREELING	Caretakers Cottage adjacent Recreation Ground; The external form, materials and detail of the caretakers cottage.	a c	20977
19 Clarke Street FREELING	St Peter's Uniting Church; The external form, materials and details of the 1870s church, 1905 vestry and 1936 porch.	a b c	17672
33 Clarke Street FREELING	St Mark's Lutheran Church; The external form, materials and detail of the 1903 bluestone church and tower.	a c	17673
20 Coulls Street FREELING	Primary School; The external form, materials and details of the 1910 stone and brick building. Later extensions and additions do not form part of the listing.	a c d	17674

2 Gray Street FREELING	Railway Hotel; The external form, materials and detail of the 1867 hotel building. External form, materials and details of the separate corrugated iron hall building, including timber finials and bargeboards. Later hotel extensions to the south are not included in the listing.	a c f	17676
3-5 Gray Street FREELING	Shops; The external form, materials and details of the 1902 shops, particularly the shopfronts, rendered details and roof lantern.	a d e	17677
6-8 Gray Street FREELING	Former Chaff Mill; The external form, materials and details of the former chaff mill. (Location: building straddles boundary of both CTs)	a d	17675
7 Gray Street FREELING	Former Bank; The external form, materials and details of the 1915 bank. Later alterations do not form part of the listing.	a c d	17678
15 Gray Street FREELING	Former Shop; The external form, materials and details of the 1909 shop, including shopfront doors, veranda and parapet.	a d	17679
10 Hanson Street cnr Clarke Street FREELING	Post Office; The external form, materials and details of the 1910 post office building.	a c d	17684
33 Hanson Street FREELING	Dwelling (Solomit); The external form, materials and details of the 1961 Solomit strawboard house.	a d	17685
Muster Road near Freeling FREELING	Schoenfeld Farm Complex ; The external form, materials and details of the farmhouse and any significant outbuildings.	a b d	18194
6 Railway Terrace FREELING	Dwelling; The external form, materials and details of the c1910 residence.	a d	17731
31 Rogers Street FREELING	Dwelling (Strawboard House) Solomit; The external form, materials and detail of the c1950 house.	a d	17683
2-6 Schaefer Street FREELING	Nursing Home (former Dwelling & Hospital); The external form, materials and details of the 1901 residence. Later additions and alterations do not form part of the listing.	a c d	18195
Stephenson Street Railway Yard (Part) FREELING	Railway Goods Shed; The external form, materials and detail of the 1862 stone goods shed.	a d	17686
Edwards Road Gawler Belt GAWLER BELT	Former Chaff Mill & Dwelling; External form, materials and detail of the 1880s chaff mill and associated residence.	a c d	17666
Dawkins Road (frontage to Boundary and Gawler River Roads), near Angle Vale GAWLER RIVER	Newbold Homestead Complex; The external form, materials and detailing of the Newbold homestead and associated outbuildings.	a b d e	17670

Dawkins Road near Angle Vale GAWLER RIVER	Tecoma Cottage; External form, materials and details of c1900 cottage.	a e	17671
Dawkins Road cnr Wilkinson Road, near Angle Vale GAWLER RIVER	Former School; The external form, materials and detailing of the first section of the stone school building.	a c d	17669
Dawkins Road near Angle Vale GAWLER RIVER	Residence; External form, materials and details of c1900 cottage.	a e	17668
Dawkins Road near Angle Vale GAWLER RIVER	Para Wirra Homestead Complex; The external form, materials and details of the c1905 farm house and associated outbuildings.	a b d e	17667
Gawler River Road Gawler River GAWLER RIVER	Dwelling (Woods); External form, materials and detail of the 1850s stone house.	a b d	17766
Gawler River Road Gawler River GAWLER RIVER	Gawler River Uniting Church & Cemetery; External form, materials and details of the stone church. Cemetery reserve, grave sites and headstones of adjacent cemetery.	a c	17733
Gawler River Road Gawler River GAWLER RIVER	Gawler River Memorial Hall; External form, materials and detail of the 1950 hall, including later plaque.	a c	17732
Gerald Roberts Road near Gomersal GOMERSAL	Former Hoklas Winery/Barn; External form, materials and detail of former stone winery building.	a c	17767
Gomersal Road near Gomersal GOMERSAL	Bethlehem Lutheran Church; The external form, materials and details of the stone church and castellated entrance porch.	a b	17769
Gomersal Road near Gomersal GOMERSAL	House (Hentschke); The external form, materials and detail of the 1860s and 1880s sections of the house and outbuildings.	a d	17768
Heinrich Road near Gomersal GOMERSAL	Pepper Tree Farm; The external form, materials and detail of the 1860s cottage and outbuildings.	a b d	17770
Lyndoch Road cnr Gomersal Road, near Gomersal GOMERSAL	Former Dreyers Shop & Dwelling; External form, materials and details of the stone former shop and adjacent dwelling.	a c d	17772

Lyndoch Road near Gomersal GOMERSAL	Former Chateau Rosedale; The external form, materials and detail of the 1890s and 1920s sections of the winery buildings, visible behind the later front elevations. The later elevations do not form part of the listing.	a b	17773
Lyndoch Road near Gomersal GOMERSAL	Former Hoffmann's Cottage; The external form, materials and details of the c1860s stone and brick cottage.	a d	17771
Rosedale Road cnr Gomersal Road, near Gomersal GOMERSAL	Pindarie; External form, materials and details of the 1870s-1880s farmhouse and outbuildings.	a d	17774
Schmaal Road GOMERSAL	Dwelling & Outbuildings; External form, materials and details of farmhouse and outbuildings.	a d	17775
Adelaide Road cnr Murray Street GREENOCK	Greenock Creek Tavern; The external form and materials and detailing of the hotel and attached residence. The rear extensions do not form part of the listing.	a c d	17689
44-54 Adelaide Road cnr Marsh Walk GREENOCK	Victor House; External form, materials and detailing of the house and outbuildings	a d e f	17919
3-13 Bevan Street GREENOCK	Greenock Primary School; The external form, materials and detailing of the 1877/8 school building and 1910 alterations.	a c	17691
19 Frederick Street GREENOCK	St Peter's Lutheran Church; The external form, materials and detail of the 1899 church and 1974 tower.	a b c	17692
1 Kapunda-Greenock Road cnr Konke Street GREENOCK	Greenock Institute; The external form, materials and detailing of the 1905 building.	a c d	17693
18-20 Konke Street GREENOCK	Former School; The external form, materials and detailing of the former 1860s school building.	a c	17694
1-15 Mill Street GREENOCK	Laucke's Mill; The external form, materials and detailing of the 1850-60 stone building (as visible in the c1911 photograph). Later additions are not included in the listing.	a d e	17695
2 Mill Street (rear 9 Murray Street) GREENOCK	Laucke's Wheat Store; The external form, materials and details of the c1860s stone storehouse.	a d e	17696
Main Road HAMILTON	Dwelling; The external form, materials and details of the single storey house, including chimney and veranda form.	a d	17701
Victoria Road HAMILTON	Former School & School House; The external form, materials and details of the former school building and the former school teachers residence.	a c d	18199

Lucas Road KANGAROO FLAT	Church and Cemetery; External form, materials and detail of the church. Cemetery reserve, grave sites and headstones.	a c	17705
Lucas Road KANGAROO FLAT	Kangaroo Flat School; External form, materials and details of the 1873 section of the former school.	a c	17706
29 Adelaide Road KAPUNDA	Cottage; The external form, materials and details of the double gabled stone cottage.	a d	17726
7 Bagot Street KAPUNDA	Former Church Hall; The external form, materials and details of the red brick former church hall.	a c d	17727
Baker Street KAPUNDA	Dutton Park Memorial Gardens & Grandstand ; The external form, materials and details of the grandstand and garden layout and mature planting within the Dutton Park reserve.	a d	17729
32 Baker Street KAPUNDA	Residence, Wall & Stables; The external form, materials and details of the house, wall and stables.	a d	17728
14 Beck Street KAPUNDA	Mason Hall; The external form, materials and details of the Hall.	a d	13367
5 Branson Crescent (Corner Christchurch Street) KAPUNDA	Christchurch Parish Hall; The external form, materials and details of the Church.	a b d	13370
6-8 Branson Crescent KAPUNDA	Roman Catholic Presbytery; The external form, materials and details of the residence.	a d	17730
6-8 Branson Crescent KAPUNDA	St Rose's Catholic Church; The external form, materials and details of the Church.	a b d f	13368
5 Cameron Street KAPUNDA	Former Convent; The external form, materials and details of the 1892 former convent building.	a d	18008
5 Carrington Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13371
1 Chapel Street KAPUNDA	Former Congregational Manse; The external form, materials and details of the Manse.	a d	13372
8-10 Christchurch Street KAPUNDA	Row Cottages; The external form, materials and details of the Cottages.	a d	13373
2-8 Church Street KAPUNDA	Uniting Church & Hall; The external form, materials and details of the 1858 church and 1884 hall.	a d	18009
Clare Road cnr Hare Street KAPUNDA	Pillar Box (Post Box); The external form, materials and details of the cast iron pillar box.	a c f	18036
9 Clare Road KAPUNDA	Former Corporation Offices; The external form, materials and details of the Offices.	a d f	13374
14 Clare Road KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13375

22 Clare Road KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13376
24 Clare Road KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13377
35-37 Clare Road KAPUNDA	Row Cottages; The external form, materials and details of the cottages.	a d	13378
57 Clare Road KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13379
6 Coghill Street KAPUNDA	Residence (El Meena); The external form, materials and details of the 1920s Inter-War Californian bungalow.	a d	18011
14 Crase Street KAPUNDA	Attached Cottages; The external form, materials and details of the cottages.	a d	13380
20 Crase Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13458
28 Crase Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13381
Eudunda Road near Kapunda KAPUNDA	Khiyam; External form, materials and details of the residence including the projecting gable ended wing.	a d e	18210
5 Hancock Road (Cnr Harriet Street) KAPUNDA	Coach House; The external form, materials and details of the Coach house.	a d f	13384
22-24 Hancock Road KAPUNDA	House & Barn; The external form, materials and details of the house and barn.	a b d	18012
25 Hancock Road KAPUNDA	Cottage; The external form, materials and details of the 1880s stone cottage.	a d	18013
16 Hare Street KAPUNDA	Row Cottages; The external form, materials and details of the cottages.	a d	13382
40 Hare Street Cnr Maxwell Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13398
12 Harriet Street KAPUNDA	Dwelling and Fence; The external form, materials and details of the dwelling and fence.	a d	13383
4 Havelock Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13385
24 Hawke Street KAPUNDA	Residence; The external form, materials and details of the c1870s residence.	a d	18014
26 High Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13386
32 High Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13387

43-45 High Street (Corner Mildred Street) KAPUNDA	2 Storey Dwelling; The external form, materials and details of the dwelling.	a d	13388
55 High Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13389
62 High Street KAPUNDA	Residence; The external form, materials and details of the 1880s residence.	a d	18015
68 High Street KAPUNDA	Residence; The external form, materials and details of the stone residence.	a d	18016
13 Hill Street KAPUNDA	Manse; The external form, materials and details of the late 1860s stone residence.	a c d	18204
19 James Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13390
10 Jeffs Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13391
14 Jeffs Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13392
Kapunda Street cnr Mildred Street & Clare Road KAPUNDA	War Memorial; The external form, materials and details of the memorial.	a c	18019
2-6 Kapunda Street KAPUNDA	RSL Hall; The external form, materials and details of the RSL building.	a c d	18018
14-20 Kapunda Street (cnr Alfred Street) KAPUNDA	Residence & Outbuildings (Former EW&S site); The external form, materials and details of the stone residence.	a d e	18017
28 Kapunda Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13393
45-49 Kapunda Street KAPUNDA	Residence; The external form, materials and details of the cottage.	a d	18020
Knightsbridge Road near Kapunda KAPUNDA	Telarno; External form, materials and details of the 1860s and 1880s sections of the house.	a d	18048
15-19 Light Street KAPUNDA	House & Outbuilding; The external form, materials and details of the house and outbuilding.	a d	13394
5 Lucas Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13395
9 Lucas Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13396
Main Street cnr Carrington Street KAPUNDA	Pillar Box (Post Box); The external form, materials and details of the cast iron pillar box.	a d	18035
4 Main Street KAPUNDA	Shop; The external form, materials and details of the original shop.	a c d	18021

5 Main Street KAPUNDA	Former Fire Station; The external form, materials and details of the former Fire Station.	a c d	18022
7-21 Main Street KAPUNDA	Shop; The external form, materials and details of the c1920s shops.	a c d	18023
22-26 Main Street KAPUNDA	Attached Shops; The external form, materials and details of the group of shops.	a c d	18024
23-25 Main Street KAPUNDA	Shop; The external form, materials and details of the single storey shop and residence.	a c d	18025
28 Main Street KAPUNDA	Shop & Bakery; The external form, materials and details of the two storey bakery and residence. Does not include later rear additions.	a c d	18026
37-39 Main Street KAPUNDA	Shops; The external form, materials and details of the 1870 pair of shops, including all original detail to the front elevation. The later cantilevered veranda does not form part of the listing.	a c d	18027
41-43 Main Street KAPUNDA	Shop; The external form, materials and details of the pair of single storey shops.	a c d	18028
55 Main Street KAPUNDA	Shop; The external form, materials and details of the single storey shop. Later cladding to parapet is not included.	a c d	18029
57-63 Main Street KAPUNDA	Sir John Franklin Hotel; The external form, materials and details of the two storey hotel building.	a b c f	18030
65 Main Street KAPUNDA	Shop (Hambours); The external form, materials and details of the two storey stone building including shopfront details.	a c d	18031
67-71 Main Street KAPUNDA	Shop; The external form, materials and details of the single storey shop building, including all shopfront details. The later veranda is not included.	a c d	18032
78 Main Street KAPUNDA	Shop & Dwelling; The external form, materials and details of the two storey brick building, including the veranda. Appropriate extensions to the rear could be approved.	a c d	18033
79-81 Main Street KAPUNDA	Shop; The external form, materials and details of the 1880s two storey stone shop and dwelling, including the verandas, shopfront and other ground floor joinery.	a d	17665
105 Main Street cnr Carrington Street KAPUNDA	Clare Castle Hotel; The external form, materials and details of the single storey hotel building. Appropriate extensions to the rear could be approved.	a c d	18034
2-6 Mary Street corner South Terrace KAPUNDA	Former Coach House; The external form, materials and details of the former Coach House.	a d	13397
1 Maxwell Street cnr West Terrace KAPUNDA	Residence; The external form, materials and details of the single storey gable ended stone cottage.	a d	18037
Mildred Street cnr High Street KAPUNDA	Pillar Box; The external form, materials and details of the cast iron pillar box.	a d	18038

20 Mildred Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13399
26 Mildred Street KAPUNDA	Dwelling and Former Shop; The external form, materials and details of the dwelling and former shop.	a d	13400
34-36 Mildred Street KAPUNDA	Row Cottages; The external form, materials and details of the row cottages.	a d	13401
48 Mildred Street KAPUNDA	2 Storey Dwelling; The external form, materials and details of the dwelling.	a d	13402
26-42 Nash Street KAPUNDA	Kapunda Hospital; The external form, materials and details of the Hospital	a c d f	13403
11-15 Oldham Street (and frontage White Street) KAPUNDA	Kapunda Bowling Club, First Croquet Clubhouse; The external form, materials and original detailing of the 1913 timber clubhouse.	a c	18205
2 Queen Street KAPUNDA	Pluckrose Cottage; The external form, materials and details of the dwelling.	a d	13406
12 Queen Street KAPUNDA	Barn-store; The external form, materials and details of the barn store.	a d	13405
Railway Reserve KAPUNDA	Goods Shed; The external form, materials and details of the stone goods shed.	a c d e	18206
13 Railway Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13408
24 Railway Parade KAPUNDA	Residence (former Hotel); The external form, materials and details of the single storey former hotel building.	a d	18040
26 Railway Parade KAPUNDA	Former Warehouse; The external form, materials and details of the stone warehouse.	a d	18039
30 Railway Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13409
32 Railway Street Cnr Railway Parade KAPUNDA	Railway Hotel; The external form, materials and details of the Hotel	a d f	17664
Rowett Street KAPUNDA	Residence; The external form, materials and details of the c1870s stone residence, including verandah.	a d	18042
6 South Terrace Cnr Whittaker Street KAPUNDA	Former Evangelical Lutheran Church; The external form, materials and details of the church	a b d	13420

8 South Terrace Cnr Whittaker Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13411
10 South Terrace KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13412
14 South Terrace Cnr Crane Street KAPUNDA	Attached Cottages; The external form, materials and details of the cottages.	a d	13413
23 South Terrace KAPUNDA	St John's Lutheran Church; The external form, materials and details of the church.	a b d	13410
2-10 Terminus Street KAPUNDA	Sheds; The external form, materials and details of the two main structures on the site.	a d	18208
4-6 Todd Street KAPUNDA	Row Cottages; The external form, materials and details of the row cottages.	a d	13414
3 Way Street Cnr James Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13415
23 West Terrace Cnr High Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13416
26 West Terrace KAPUNDA	Residence; The external form, materials and details of the single storey stone residence.	a d	18209
27 West Terrace KAPUNDA	Residence, Wall & Outbuildings; The external form, materials and details of the residence and boundary wall.	a d	18043
18 White Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13417
20 White Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13418
22-24 White Street KAPUNDA	Attached Cottages; The external form, materials and details of the cottages.	a d	13419
1 Whittaker Street Cnr Jeffs Street KAPUNDA	Dwelling; The external form, materials and details of the dwelling.	a d	13421
Willows Road near Kapunda KAPUNDA	The Willows; The external form, materials and details of the original components of the single storey residence.	a d	18044
Willows Road near Kapunda KAPUNDA	Former brickworks; The external form, materials and details of the stone and brick structure.	a d	18045

Kapunda Road corner Vale Road KOONUNGA	Former Koonunga Post Office; The external form, materials and details of the former post office building.(Location: building located on site within close proximity to Kapunda-Truro Road)	a	17709
Nietschke's Road KOONUNGA	Farm Complex; The external form materials and details of the homestead and barn. (Location: farm complex on the southern side of the Nietschke's Road)	a b d	17708
Watunga Road near Kapunda KOONUNGA	Watunga Homestead; The external form, materials and details of the c1880 residence.	a b d	18047
Nairne Road LINWOOD	Former Morn Hill School; The external form, materials and details of the masonry building.	a c f	17711
Hamley Bridge Road near Hamley Bridge MAGDALLA	Erindale; External form, materials and detail of the c1900 farm house.	a d	18200
Neldner Road MARANANGA	Dwelling & Attached Cookhouse (Kitchen & Oven); The external form, materials and detail of the stone dwelling and detached kitchen and bake oven.	a b d	17710
Roennfeldt Road near Nuriootpa MARANANGA	Barn & Row of Pine Trees; External form, materials and details of the barn structure, and the twelve pine trees along Roennfeldt Road.	a f	17718
Nain Road NAIN	Dwelling/Manse; The external form, materials and details of the dwelling/manse.	a b c d	20978
Nain Road NAIN	Nain Lutheran Church & Cemetery ; The external form, materials and details of the church building, the full extent of the cemetery reserve and all significant grave sites and monuments.	a b c d f	17712
Nain Road NAIN	Former Zum Schmalen Weg Church & School; The external form, original materials and details of the 1861 building. Later alterations do not form part of the listing.	a b c	17713
Parbs Road near Greenock NURIOTPA	Roennfeldt Farm; The external form, materials and details of the earliest buildings on the farm, particularly the 1851 ironstone former dwelling.	a c d	17699
Rosedale Road cnr Turretfield & Holland Roads, near Gomersal ROSEDALE	Dwelling & Outbuildings; The external form, materials and details of the c1910 farm house and early stone outbuildings.	a d	17687
10 Elizabeth Street cnr Wright Street ROSEWORTHY	Roseworthy Memorial Hall; The external form, materials and detail of the 1935 stone hall.	a c	17720
Seppeltsfield Road near Seppeltsfield SEPPELTSFIELD	Dwellings (3); The external form, materials and details of each of the houses.	a d	18223
William Street (adjacent Sturt Highway) SHEA-OAK LOG	Former Shop & Post Office; The external form, materials and details of the c1850s former store.	a b d	17723

St John's Road near Kapunda ST. JOHNS	Farm House & Outbuildings; External form, materials and details of the c1856 stone two storey farmhouse and outbuildings.	a d	18207
Duttons Road (Corner Tablelands Road) ST. KITTS	Abandoned Farm Complex; External form, materials and details of the farmhouse and all associated outbuildings.	a b d	17722
Freshwater Road ST. KITTS	Noack's Farm; External form, materials and details of the early farm buildings associated with the initial settlement.	a b d	18224
Tablelands Road ST. KITTS	Former St Pauls Lutheran Church; The external form, materials and details of the former church.	a c	18051
Tablelands Road Corner St Kitts West Road ST. KITTS	St Peters Church, Cemetery & Schoolroom; External form, materials and details of the church building and former school building, the cemetery reserve and all headstones and other grave elements.	a b c	18052
Main North Road TEMPLERS	Former Institute; The external form, materials and details of the former institute building.	a c	17725
Main North Road TEMPLERS	Former Wesleyan Church & Cemetery; The external form, materials and details of the 1863 church building and associated graveyard.	a b c	17724
14-22 Annie Terrace WASLEYS	Wasleys Primary School; External form materials and detail of the original school building.	a c	17746
28 Annie Terrace cnr Station Street WASLEYS	Corner Shop & Attached Corrugated Iron Store; The external form, materials and detail of the former shop and attached store.	a c	17745
34-36 Annie Terrace WASLEYS	Ridley Arms Hotel; The external form, materials and original details of the two storey hotel building.	a c d	18222
42 Annie Terrace WASLEYS	Former Garage; The external form, materials and details of the early industrial building.	a	17748
45-47 Annie Terrace WASLEYS	Wasleys Institute; The external form, materials and details of both sections of the Institute buildings.	a c	17747
46 Annie Terrace WASLEYS	Uniting Church; The external form, materials and details of the 1873 church.	a c	17749
20 Jane Terrace WASLEYS	St John's Lutheran Church; The external form, materials and detail of the former church building.	a c	17751
Mulda Wirra Road WASLEYS	University of Adelaide, Roseworthy Campus; The external form materials and details of the Principal's Residence, the Chapel, the Grandstand, the Corridor Block and the Tassie Library.	a d e f	17721

Wasleys Road /Roberts Road, near Wasleys WOOLSHEDS	Woolsheds Methodist Church; The external form, materials and details of the 1875 stone church.	a b c	18214
Pine Drive near Nuriootpa NURIOOTPA	Kalimna Winery, House & Cellars; The form, materials and detailing of the 1890s winery building and associated structures including: & 56256;& 56441; The 1896 former Manager's residence and outbuildings comprising homestead, former stables, underground tank and excavated cellar. & 56256;& 56441; The 1895 gravity feed winery and cellars including Barossa ironstone, rendered masonry and corrugated iron sections,and all retaining walls and ramps associated with access to the winery.	a c d e	17717
Clare Road near Kapunda KAPUNDA	Kapunda Cemetery; The full extent of the cemetery reserve and all notable headstones, grave sites, structures and planting.	a d	18010
Marble Quarry Road near Koonunga KOONUNGA	Koonunga Marble Quarry; The quarry site and any evidence of early quarrying activity.	a c	17707
Two Wells Road near Buchfelde BUCHFELDE	Loos Cemetery; Cemetery Reserve, grave sites and headstones.	a b d	17835
Hamley Bridge Road /Roenfeldt Road, near Hamley Bridge MAGDALLA	Magdala Cemetery; Extent of cemetery reserve, grave sites and headstones.	a c d	17703
Neukirch Road EBENEZER	Neukirch Cemetery; The cemetery reserve and all headstones and other grave elements.	a c	17716
Railway Reserve WASLEYS	Platform, former Railway Station; The remaining walls and platform elements.	a c e	17750
Railway reserve near Kapunda KAPUNDA	Railway Bridge; The overall form of the bridge structure, including stone abutments, stone pylons and steel bridge girders	a d	18046
Recreation Reserve FREELING	Recreation Ground; The extent of the reserve and all mature planting and structures, including the show pavilion, gates and fence and other structures.	a c	17682
Martin Street GREENOCK	Recreation Reserve; The extent of the reserve and all planting and structures which date from its establishment in 1936.	a c	17698
Reformatory Road cnr St Johns Road, near Kapunda ST. JOHNS	Reformatory ruins & Cemetery; The extent of the cemetery reserve and all grave sites and monuments, and also the site of the reformatory and its ruins and palm tree.	a c e	18041

Adjacent Clare Road, near Kapunda (adjacent to Section 101 in HP 160400) KAPUNDA	Road Bridge over Ross Creek (Single Arch Bridge); The form, materials and structure of the original stone bridge and abutments. The later re-decking does not form part of the listing.	a d	18201
Tablelands Road On Road Reserve, approximately 125 metres past Dutton Road intersection. ST. KITTS	Road Bridge; The whole of the stone structure of the small bridge.	a d	18211
Muster Road corner Green Road, near Freeling FREELING	Schoenfeld Cemetery ; The cemetery reserve, all headstones and monuments.	a b d	17765
Scotty's Grave Road cnr Kapunda Road, near Hamilton ALLENDALE NORTH	Scotty's Grave; Extent of grave site, including railing and headstone.	a	18198
Rosnan Road near Hamley Bridge HAMLEY BRIDGE	St Benedict's Church site, Monument & Cemetery; Extent of church site and cemetery reserve, grave sites and headstones.	a c d	17704
Phosphate Road ST. KITTS	St Kitts Phosphate Quarry; Extent of quarry reserve.	a c	18049
Charles Hill Road Between Charles Hill Road and Schumaker Road BETHEL	Steinthal Cemetery; The extent of the cemetery reserve and all remaining headstones and monuments.	a b	17759
Hansberry Road near Kapunda BAGOT WELL	Stone Chimney; The form and materials of the stone chimney.	a	18203
Main Road HAMILTON	Uniting Church & Cemetery; The extent of the cemetery reserve and any remaining grave headstones or other grave elements.	a b c	17700
Jaenschke Road SEPPELTSFIELD	Wheal Nitschke Mine; The remnants of any mining activity.	a	17744

Lower Eyre

KIANA	Chimney - Sheep Yards - Hut - 'Gum Hut'	a b	16650
Section 39, Hundred Uley ULEY	Cobbler Hut and Well Ruin	a b	16631

Kellidie Bay Waters COFFIN BAY	Coffin Bay Main Jetty	a b c f	16617
Flinders Highway COULTA	Cottage	a b f	20956
Part Section 341, Hundred Louth GREEN PATCH	Cottage - 'Beecroft' - Now called Altocha	a b f	16625
689 White Flat Road Part Section 201, Hundred Louth WHITES FLAT	Cottage - cottage and outbuilding behind School House	a b	20957
Section 9, Hundred Flinders LINCOLN NATIONAL PARK	Cottage - Near Cape Colbert	a b f	16628
Section WW1, Hundred Wanilla FOUNTAIN	Cottage - Near 'The Fountain' Homestead	a b	16613
Lot 10, Part Secion 81, Hundred Warrow COULTA	Coulta Store	a b c f	16622
Phillips Street CUMMINS	Cummins Child Parent Centre	b c	16643
Lot 2 Railway Terrace CUMMINS	Cummins Institute	a b c f	16634
Part Section 3A CUMMINS	Cummins Uniting Church	a b c f	16642
Section 39, Hundred Kiana KIANA	'Easton's Hut'	a b	16647
Part Section 486, Hundred Lincoln SLEAFORD	Flinders Cairn (Water Supply)	e f	16611
Section 29, Hundred Flinders LINCOLN NATIONAL PARK	Flinders Monument, Stamford Hill	a b f	16629
Lots 21-23 Bruce Terrace CUMMINS	Flour Mill	a b c f	16640
Lot 14 Jeanes Street CUMMINS	Former Butter Factory	a b c f	16641
Flinders Highway KIANA	Homestead - 'Kiana'	a b f	16655
Poona Road COULTA	Homestead - 'Poona'	a b	16654
Section 35, Hundred Uley ULEY	Homestead - 'Uley'	a b	16632
COULTA	Homestead and Cottages - 'Coulta'	a b	16653
Flinders Highway COULTA	House - Now Tea Rooms - on western side of road	a b	16652
KIANA	House - 'Spring Villa' And Stone Walls	a b	16649
28 Haigh Drive Section 25, Hundred Lincoln NORTH SHIELDS	House - 'Taitucka' 'Outbuilding, Taitucka'	a b f	20959
Flinders Highway Section 108, Hundred Warrow COULTA	House - western side of road	a b	20961
959 Lincoln Highway Part Section 104, Hundred Lincoln NORTH SHIELDS	House 0.05 kilometres south of North Shields western side	a b f	20958
Section 162, Hundred Wanilla FOUNTAIN	House and Cottage - 'The Fountain' Homestead	a b	16614
852 Flinders Highway Section 66, Hundred Lincoln HAWSON	House and Shed	a b	20960
Section 219, HUndered Lake Wangary MOUNT DUTTON BAY	House- South to turn off to Dutton Bay - Previous Church	a b c f	16619
KIANA	Hut - 'The Bell'	a b	16648

Section 143, Hundred Lincoln HAWSON	Little Swamp School - Now Residence	a b c	16624
Part Section 373, Hundred Lake Wangary COFFIN BAY	Monument - Corner Giles Road	e f	16615
Section 215, Hundred Lincoln HAWSON	Monument to Frank Hawson, Hawson Reserve	e f	16623
Part Section 189, Hundred Louth NORTH SHIELDS	North Shields Hall	a b c	16626
Section 456, Hundred Louth NORTH SHIELDS	North Shields Jetty	a b c f	16610
Lot 65, 66 Hundred Warrow COULTA	Old Couлта Hall	a b c	16621
Flinders Highway MOUNT HOPE	Outbuilding - 'Kiana'	a b f	16656
Part Section 2WC1, Hundred Uley COOMUNGA	Port Lincoln & Districts Rural Youth Club - Previous Church	a b c	16612
MOUNT HOPE	Post Office/Residence	a b c	16646
26 Railway Terrace CUMMINS	Previous Bank - Additional Item No. 26 Railway Terrace	a b c	16645
Part Section 2W CUMMINS	Railway Water Tank	a f	16637
Part Section 2W CUMMINS	Roman Catholic Church	a b c f	16636
Section 35, Hundred Uley ULEY	Ruins of John McDouall Stuart's Hut	e	16633
Cummins Township CUMMINS	Seven Railway Cottages	a b f	16639
Part Section 231, Hundred Lake Wangary MOUNT DUTTON BAY	Shearer's Quarters - Mount Dutton Bay	a b c	16620
Flinders Highway KIANA	Sheepyard - 'Kiana'	a b f	16657
Section 274, Hundred Lake Wangary COFFIN BAY	Site of Oyster Town - including well	a b	16616
Lot 13, 14, Hundred Kiana MOUNT HOPE	Soliders' Memorial Hall	a b c f	16644
Lot 203, Hundred Lake Wangary WANGARY	St Matthias Anglican Church	a b c f	16618
Section 4, Hunded Flinders LINCOLN NATIONAL PARK	Stone Tank and Ruin, Surfleet Cove	a b	16630
Lot 1 & Lot 2 Railway Terrace CUMMINS	Two Cottages/Houses	a b	16635
Part Section 19, Hundred Lincoln BOSTON	Two Stone Cottages, 6.2km Sth of North Shields, western side of road	a b	16609
WANGARY	Wangary Store - Previous Holes	a b c f	16651
Dorward Road NORTH SHIELDS	Wheatsheaf Hotel	a b c f	16627
Part Section 2W CUMMINS	Workmen's Quarters - Cummins Railway Station	a b	16638

Marion

1708 - 1710 Main South Road OHALLORAN HILL	Christ Church and Christ Church Cemetery, O'Halloran Vault, Moore Vault, Chittleborough grave, Samuel Myles grave, Moreau grave, Tapket grave site, Reynell Vault; Exclusions:- later additions, outbuildings and carparking.	a e	4343
4 Gordon Terrace MORPHETTVILLE	Cobham Hall - Supported Care Facility (former dwelling); Exclusions:- later additions, outbuildings and carparking areas.	a d e	4340
45 George Street MARION	Dwelling (Annie Doolan's Cottage); Exclusions:- later additions, picket fence.	a e	4338
16 Tora Court PARK HOLME	Dwelling (Ayrwood) - Bleak House #2; Exclusions:- later additions, outbuildings, fencing.	a c d e	4358
11 to 13 Walkley Avenue WARRADALE	Dwelling (Ballara); Exclusions:- later additions, outbuildings and fencing.	a e	4363
6 Norfolk Road MARION	Dwelling (former farmhouse); Exclusions:- later rear (to east) additions, enclosed verandah walling, poolhouse and pool, fencing.	a d	26071
44a & 44b Ramsay Avenue SEACOMBE GARDENS	Dwelling (former farmhouse); Including verandah. Exclusions:- later additions, alterations and fencing.	a d	26084
290 Sturt Road MARION	Dwelling (former Marion Council Chambers); Exclusions:- later additions, outbuildings.	a c d e f	4357
34 Finnis Street MARION	Dwelling (former Police Station); Exclusions:- later additions, outbuildings.	a c e	4336
38 Nixon Street MARION	Dwelling (Laurel Cottage and City of Marion's first Post Office); Exclusions:- later additions.	a b c e	4347
5 Market Street MARION	Dwelling (Rose Cottage); Exclusions:- later additions, carports, fencing.	a d	26070
198 Seacombe Road SEAVIEW DOWNS	Dwelling (Thiselton); Exclusions:- later additions, outbuildings, swimming pool and fencing.	a e	4350
Majors Road OHALLORAN HILL	Dwelling (Weblyn); Exclusions:- later additions and outbuildings.	a e f	4344
8 Boyle Street OAKLANDS PARK	Dwelling (Wyndham); Exclusions:- later additions, outbuildings and fencing.	a e	4331
5 Hawkesbury Avenue STURT	Dwelling and Stable; Exclusions:- later additions outbuildings and fencing.	a	4341
16 Township Road MARION	Dwelling; Exclusions:- later additions and outbuildings.	a e	4360
38 Finnis Street MARION	Dwelling; Exclusions: later additions, carport, freestanding brick garage, fencing, later aluminium windows.	a d	26068

1/ 57 Raglan Avenue EDWARDSTOWN	Dwelling; Exclusions:- later additions, carports, outbuildings.	a b	4349
14 Travers Street STURT	Dwelling; Exclusions: later additions, fencing.	a	26094
50 Pleasant Avenue GLANDORE	Dwelling; Exclusions:- later additions, fencing.	a	26061
1 Waterhouse Road SOUTH PLYMPTON	Dwelling; Exclusions:- later additions, fencing.	a	26093
3 Maud Street GLANDORE	Dwelling; Exclusions:- later additions, garage/outbuilding.	a d	26057
5 Maud Street GLANDORE	Dwelling; Exclusions:- later additions, garage/outbuilding.	a d	26058
25 Coolinga Road MARINO	Dwelling; Exclusions: later additions, later enclosure of verandah under main roof, garage, outbuildings.	a d	26064
8 Ella Crescent OHALLORAN HILL	Dwelling; Exclusions:- later additions, outbuildings and fencing.	a e	4333
257 Sturt Road STURT	Dwelling; Exclusions:- later additions, outbuildings and fencing.	a e	4353
376 Morphett Road WARRADALE	Dwelling; Exclusions:- later additions, outbuildings and fencing.	a	4346
5 Mersey Street GLANDORE	Dwelling; Exclusions:- later additions, outbuildings, fencing.	a d	26059
49 - 51 Vennachar Drive HALLETT COVE	Dwelling; Exclusions:- later additions, outbuildings, swimming pool.	a e	4362
7 Mersey Street GLANDORE	Dwelling; Exclusions:- later additions, outbuildings.	a d	26060
240 Sturt Road MARION	Dwelling; Exclusions:- later additions, outbuildings.	a e	4352
51 Finnis Street MARION	Dwelling; Exclusions:- later alterations, outbuildings.	a e	4337
28 George Street MARION	Dwelling; Exclusions:- later alterations, outbuildings.	a b e	4339
5 - 6 Wattle Street PLYMPTON PARK	Dwelling; Exclusions:-later additions, outbuilding, fencing.	a d	26083
23 Township Road MARION	Dwelling; Exclusions:-later additions, outbuildings and fencing.	a e	4361
17 - 19 Bundarra Drive MARINO	Dwelling; Including bluestone terrace steps and garden wing walls. Exclusions:- Later additions to rear under verandah, later pergola and patio area, later garage fronting Bundarra Drive.	d	26063
8 - 10 Township Road MARION	Dwellings (former Workmen's Cottages); Exclusions:- later additions and carparking area.	a e	4359

6 Finnis Street MARION	Former Marion Inn; Exclusions:- later additions.	a c f	4334
3 Wright Street EDWARDSTOWN	Former shop and attached dwelling; Exclusions:- later additions and shopfront alterations.	a b	26055
Robert Street Corner of Robert Street and Raglan Avenue SOUTH PLYMPTON	Gates of Remembrance; Location and form of the original gates.	a f	4373
Market Street Intersection of Market and Nixon Street MARION	Light Square; Location of the Square as the original centre of the village of Marion	a c e f	4374
926-928 South Road EDWARDSTOWN	Maid of Auckland Hotel; Exclusions:- later additions, freestanding buildings.	a c f	4351
175 Oaklands Road WARRADALE	Marion Community House (former dwelling); Including view of front of dwelling from Oaklands Rd (retaining open space between front façade and Oaklands Rd/Morphett Rd. Exclusions:- Additions to south, internal fabric, outbuildings, stand of trees adjacent boundary to Morphett Rd and Oaklands Rd.	a d e	26096
Section 127 Main South Road OHALLORAN HILL	Pea Farm; dwelling and barn (both ruins).	a e	4342
55 Oliphant Avenue MARION	Remnant Almond Grove; Remaining almond trees generally at the south western and south eastern end of the reserve.	a e	26072
288 Sturt Road MARION	School (former District Hall); Exclusions:- later additions, school related facilities.	a b c d f	4356
284-286 Sturt Road MARION	School building (former Sturt School); Exclusions:- later additions, school related facilities.	a c f	4355
269 Sturt Road STURT	Shop and Dwelling; Exclusions:- later additions, outbuildings and shop front alterations.	a b e	4354
17 Finnis Street MARION	St Ann's Catholic Church; Exclusions:- later additions.	a c f	4335
1 Castle Street EDWARDSTOWN	St Anthony's Church and School; Red brick 1929 building facing Castle Street including side porch and rear lean-to. Exclusions:- infill structure behind west boundary parapet wall, fencing.	a	26052
Marino Conservation Park MARINO	Tower of Lighthouse; Exclusions:- all later communications equipment, huts, compound fencing.	a f	26062
574 - 578 Cross Road SOUTH PLYMPTON	Vermont Uniting Church; Church building. Exclusions:- adjacent hall, rear buildings.	a d	26088
222R Hendrie Street Adjacent Oaklands Road PARK HOLME	Vineyard; All extant rows of the remaining grape vines.	a e f	26080

31 - 39 Norfolk Road MARION	War Memorial	a e	4348
Messines Avenue EDWARDSTOWN	War Memorial; Avenue of trees located either side of Messines Avenue.	a e	26053

Mid Murray

Rocky Point Rd ROCKY POINT	Dry Stone Retaining Wall; Original form, materials and detailing of terraced dry stone walling, supporting both sides of Rocky Road, edged with fence consisting of timber posts, top rail and three wires below.	a d	27508
Pine Hut Rd near Keyneton	Dry Stone Walling; Original form, materials and detailing of stone walling, located on both sides of Pine Hutt Road.	a d	27544
Lot 9 Cork Hill Rd KEYNETON	Former North Rhine Council Chambers; Original form, materials and detailing of the stone masonry former council chamber.	a c e	27340
7 Abraham Rd CALOOTE	Reedy Creek Homestead and outbuildings; External form, materials and detailing of homestead including: original stone masonry house, stone outbuildings and early shearing shed. Excluding later alterations and accretions	a d	27318
32 Murray St CALOOTE	Former General Store and Post Office; Original external form, materials and detailing of stone masonry former general store and post office. Excluding later alterations and additions.	a d	27319
Lot 25 Deane St CAMBRAI	Former Paint Shop and Ruin; External form, materials and detailing of original stone masonry and timber-framed paint shop and shed, loft section and remnant shed wall ruin. Excluding later alterations and additions.	a b d	27320
28 Kings Rd CAMBRAI	Former St John's Lutheran Church; External form, materials and detailing of original stone masonry former church, porch and attached cottage. Excluding later alterations, additions and outbuildings.	a b c d	27321
Lot 1 Ridley Rd (Main Street) CAMBRAI	Former General Store & House; External form, materials and detailing of original stone masonry general store, house and butter factory outbuilding. Excluding later alterations and additions.	a c d	27322
Lot 17 Skinner St CAMBRAI	Former Tank Manufacturing Workshop; Original external form, materials and detailing of former tank manufacturing workshop building. Excluding later alterations and additions, the residence to the east and former Bank of Adelaide building in rear yard.	a	27328
Lot 41 Skinner St CAMBRAI	Cambrai Institute; External form, materials and detailing of two-sectioned stone masonry institute and hall (1891 front, 1912 rear) and water tank plinth. Excluding other later alterations and additions.	a c d	27330
Lot 546 Skinner St CAMBRAI	House; External form, materials and detailing of c1890 stone residence and detached outbuilding. Excluding later alterations and additions.	a d	27331

Lot 91 Sportsground Rd CAMBRAI	Cambrai Hotel; Original external form, materials and detailing of stone masonry hotel (two stages) and stone outbuildings. Excluding other later alterations and additions.	a c d	27332
1471 Claypans Rd CLAYPANS	Former Claypans Methodist Church; Original external form, materials and detailing of stone masonry church, lean to and tank stand. Excluding later alterations and additions.	a c d	27334
15 Woolford Rd EDEN VALLEY	House and Cottage; Original external form, materials and detailing of stone masonry house and small cottage. Excluding later alterations and additions.	a b d e	27335
Lot 4 Angaston - Swan Reach Rd KEYNETON	House; External form, materials and detailing of stone masonry c1910 house. Excluding later alterations and additions.	a d	27337
Lot 96 Angaston - Swan Reach Rd KEYNETON	House (Former Temperance Hotel); Original external form, materials and detailing of former stone masonry Temperance Hotel and two outbuildings. Excluding later alterations and additions.	a c d e	27338
Lot 119 Angaston - Swan Reach Rd KEYNETON	Keyneton Primary School; External form, materials and detailing of 1924 stone masonry school building and former residence. Excluding later alterations and additions.	a c d	27339
Lot 47 Eden Valley Rd KEYNETON	Former Congregational Church Manse; External form, materials and detailing of the original two stages of the stone masonry former manse. Excluding other later alterations and additions.	a d e	27341
Lot 457 Henschke Rd KEYNETON	Former Blacksmith Shop; Original external form, materials and detailing of stone masonry industrial structure. Excluding later alterations and additions.	a c d	27342
801 Keyneton Rd KEYNETON	North Rhine Lutheran Church Complex; External form, materials and detailing of complex including: 1866 church, 1857 & 1890 school rooms, and bell with stand. Excluding later alterations and additions. The extent of the cemetery reserve and all remaining headstones and monuments.	a b c d e	27343
903 Keyneton Rd KEYNETON	Keyneton Institute; External form, materials and detailing of 1872 stone masonry hall building, later front porch and rear section. Excluding other later alterations and additions.	a c d e	27344
905 Keyneton Rd KEYNETON	Independent Chapel; External form, materials and detailing of 1863 stone masonry church, later memorial porch and windows and rear section. Excluding other later alterations and additions. Associated with Angas and Evans families.	a c d e	27345
915 Keyneton Rd KEYNETON	Evandale Complex; Original external form, materials and detailing of the Victorian era homestead and three associated early stone buildings, including: original chapel (now dovecote), stable and hay shed.	a c d e	27346
924 Keyneton Rd KEYNETON	Early Cottage; Original external form, materials and detailing of small stone masonry cottage. Excluding later alterations and additions.	a d	27347
4 Adelaide Rd MANNUM	St Andrew's Anglican Church; External form, materials and detailing of 1910 stone masonry church. Excluding later alterations and additions.	a c d	27350
2 Anna St MANNUM	House (John Shearer); External form, materials and detailing of original c1884 stone masonry house and early addition. Excluding later alterations and additions.	a d e	27357

2 - 14 Arnold St MANNUM	Arnold's Row Cottages; External form, materials and detailing of pressed metal stonework and corrugated galvanised iron-clad row of seven cottages constructed in 1911. Excluding later alterations and additions.	a d e	27358
2 Asmus St MANNUM	Cottage; External form, materials and detailing of original stone masonry cottage. Excluding later alterations and additions.	a d	27365
Chandler Ave MANNUM	E&WS Pumping Station; External form, materials and detailing of 1954 masonry pumping station. Excluding later alterations and additions.	a d	27372
79A Cliff St MANNUM	Lutheran Manse; External form, materials and detailing of stone masonry manse including 1896 and 1923 stages. Excluding later alterations and additions.	a c d	27375
80 Cliff St MANNUM	House; External form, materials and detailing of original stone masonry house. Excluding later alterations and additions.	a d	27376
82 Cliff St MANNUM	St Martin's Lutheran Church; External form, materials and detailing of 1930s stone masonry church and front access steps. Excluding other later alterations and additions.	a c d	27378
83 Cliff St MANNUM	Thomas Randell's House; External form, materials and detailing of small stone masonry building including all nineteenth century wings. Excluding contemporary alterations and additions.	a d e	27377
97 Cliff St MANNUM	House (Former School & Lodge); External form, materials and detailing of stone masonry school buildings, including all nineteenth century components. Excluding later alterations and additions.	a c d	27379
99 Cliff St MANNUM	House (Former Teacher's Residence); External form, materials and detailing of Federation-era stone masonry house. Excluding later alterations and additions.	a d	27380
27 Diercks Rd MANNUM	Two Storey House; External form, materials and detailing of the original two storey stone masonry house. Excluding later alterations and additions.	a d	27384
23 King George St MANNUM	House and Fence; External form, materials and detailing of original stone masonry house and fence. Excluding later alterations and additions.	a d	27394
Lot 476 Little Victoria St MANNUM	House; External form, materials and detailing of stone masonry house including Victorian and Federation-era stages. Excluding contemporary alterations and additions.	a d	27396
1 McLaren St MANNUM	Two Storey House; External form, materials and detailing of c.1869 substantial two storey stone masonry house. Excluding later alterations and additions.	a d e	27399
6 Purnong Rd MANNUM	House; External form, materials and detailing of Federation-era stone masonry house. Excluding later alterations and additions.	a d	27400
965 Purnong Rd MANNUM	Former Pellaring Flat School; External form, materials and detailing of c.1890 small stone masonry school. Excluding later alterations and additions.	a c d	27448
12 Queen Mary St MANNUM	House; External form, materials and detailing of original Federation-era large stone masonry house. Excluding later alterations and additions.	a d	27412

3 Randell St MANNUM	Former Randell's Store; External form, materials and detailing of 1850s-1868 stone masonry former store. Excluding later alterations and additions.	a b e	27417
7-9 Randell St MANNUM	Shop; External form, materials and detailing of original stone and brick commercial building. Excluding later alterations and additions.	a e	27419
7-9 Randell St MANNUM	Shop; Original external form, materials and detailing of masonry commercial building and outbuilding. Excluding later alterations and additions.	a e	27420
19 Randell St MANNUM	Mannum Hotel; Original external form, materials and detailing of two storey stone masonry hotel, including 1930s additions/alterations. Excluding other later alterations and additions.	a c d e	27422
29 Randell St MANNUM	Former Flour Mill; External form, materials and detailing of 1875-76 three storey stone masonry and cgi clad former flour mill. Excluding later alterations and additions.	a c d e	27423
33 Randell St MANNUM	Former Butcher's Shop; External form, materials and detailing of 1870s stone masonry commercial building. Excluding later alterations and additions.	a c d e	27424
38-40 Randell St MANNUM	Former Butter Factory; External form, materials and detailing of 1920s and '30s stages of former butter factory. Excluding contemporary alterations and additions.	a c	27427
41 Randell St MANNUM	Former Bank; External form, materials and detailing of 1920s substantial two storey stone masonry former bank, including earlier 1885 sections. Excluding contemporary alterations and additions.	a c d	27428
47 Randell St MANNUM	Former Mannum Institute; Original external form, materials and detailing of two storey stone masonry former institute building, including 1911 extensions. Excluding other later alterations and additions.	a c d	27431
49 Randell St MANNUM	Former Commercial Bank & Cottage; External form, materials and detailing of 1909 two-storey stone masonry former bank building and 1880s cottage. Excluding later alterations and additions.	a c d	27432
50 Randell St MANNUM	Pretoria Hotel; External form, materials and detailing of original 1900 substantial two-storey stone masonry hotel building with cast iron filigree. Excluding later alterations and additions.	a c d	27433
51 Randell St MANNUM	Former Shearer's Factory Offices; External form, materials and detailing of long narrow row of five attached stone masonry commercial rooms. Excluding later alterations and additions.	a d e	27434
59 Randell St MANNUM	Mannum Barber Shop; External form, materials and detailing of 1912 stone masonry commercial building. Excluding later alterations and additions.	a d	27435
83 Randell St MANNUM	Mannum Post Office; External form, materials and detailing of c.1913 two storey stone masonry post office building. Excluding later alterations and additions.	a c d	27437
96-98 Randell St MANNUM	Row of Shops; External form, materials and detailing of 1880s stone masonry attached shop and former residence. Excluding later alterations and additions.	a c d e	27438
69A River Lane MANNUM	Former Residence Leonaville; External form, materials and detailing of 1883 large stone masonry house and circa 1900 corner addition. Excluding later alterations and additions.	a d e	27441
58 Walker Ave MANNUM	Former Primary School; External form, materials and detailing of 1920s stone masonry school building. Excluding later alterations and additions.	a c d	27457

3 William St MANNUM	House; External form, materials and detailing of Federation-era stone masonry villa. Excluding later alterations and additions.	a d	27459
32-34 William St MANNUM	Baptist Church; External form, materials and detailing of 1893 stone masonry church building. Excluding later alterations and additions.	a c d	27463
1544 Angas Valley Rd MILENDELLA	Hilton Heath + Royal Heath; External form, materials and detailing of 1880s stone masonry Hilton Heath homestead, attached breezeway, kitchen and outbuildings (CT 5854/170, Section 655) and Royal Heath stone masonry and corrugated iron farm buildings including early pioneering cottage, buggy shed, blacksmith's shop, barn, shearing shed, draft horse stables, implements shed, chaff house and engine room (CT 5604/632, Section 654) Excluding later alterations and additions.	a d e	27465
37 Church Rd MILENDELLA	Zion Lutheran Church; Original external form, materials and detailing of 1893 small stone masonry church building. Excluding later alterations and additions.	a c d	27466
353 Angas Valley Rd MOUNT PLEASANT	Rosebank; External form, materials and detailing of 1860s substantial two storey stone masonry house and stone masonry outbuildings, including stables, sheds, former staff quarters, and entrance drive stone quadrangle walling and abutments to bridge over creek. Excluding later alterations and additions.	a d e	27468
1070 Angas Valley Rd MOUNT PLEASANT	Bidgeebah; External form, materials and detailing of c.1880s stone masonry house and stone tank. Excluding later alterations and additions.	a d e	27469
95, 115 & 119 Lucas Rd MOUNT PLEASANT	St Magnus; External form, materials and detailing of stone masonry main house (built in several stages) on CT 6184/852, stone shed on CT 6156/302 and early cottage on CT 6184/851. Excluding later alterations and additions.	a d e	27470
338 McGormans Rd MOUNT PLEASANT	Farm House; Original external form, materials and detailing of three levelled stone masonry farm house. Excluding later alterations and additions.	a d e	27471
31 Hermanns Rd MOUNT TORRENS	Farm House and Outbuildings; Original external form, materials and detailing of stone masonry main farm house, and stone outbuildings. Excluding later alterations and additions. Associated with shearing shed located across the road.	a d e	27473
36 Hermanns Rd MOUNT TORRENS	Shearing Shed; Original external form, materials and detailing of stone masonry and iron shearing shed. Excluding later alterations and additions.	a d e	27474
110 Hermanns Rd MOUNT TORRENS	Farm house and outbuilding; External form, materials and detailing of original farm house and stone outbuilding. Excluding later alterations and additions.	a d e	27475
3-5 Adelaide Rd PALMER	Former Police Station Cells & Shop; Original external form, materials and detailing of former police cells and shop. Excluding later alterations and additions.	a c	27478
8-10 Adelaide Rd PALMER	Palmer Hotel; Original external form, materials and detailing of stone masonry hotel building, two stone masonry outbuildings and associated buttressed walling. Excluding later alterations and additions.	a c d	27479

9 Adelaide Rd PALMER	House, Outbuildings, Fence & Water Tank; Original external form, materials and detailing of stone masonry house (including 1920s alterations), two outbuildings, 1920s fence and water tank stand. Excluding other later alterations and additions.	a d	27480
11 Adelaide Rd PALMER	Cottage; Original external form, materials and detailing of stone masonry cottage. Excluding later alterations and additions.	a d	27481
13 Adelaide Rd PALMER	House; External form, materials and detailing of c.1890s stone masonry house. Excluding later alterations and additions.	a d	27482
15 Adelaide Rd PALMER	Former Shop; Original external form, materials and detailing of stone masonry and weatherboard/cgi clad building located at street front. Excluding later alterations and additions.	a c d	27483
16-18 Adelaide Rd PALMER	Palmer General Store, Attached Residence & Post Office; Original external form, materials and detailing of stone masonry buildings, including attached residence, general store/post office and warehouse/store. Excluding later alterations and additions.	a c d	27485
19-21 Adelaide Rd PALMER	Attached Houses; Original external form, materials and detailing of pair of stone masonry attached houses. Excluding later alterations and additions.	a d	27486
37 Kubenk Rd PALMER	Farm Complex; Original external form, materials and detailing of farm complex including: main house, early cottage, agricultural outbuildings including piggery, stone animal yards and stone outbuildings. Excluding later alterations and additions.	a d	27487
10 Reedy Creek Rd PALMER	Palmer Lutheran Church (Christ Church); External form, materials and detailing of stone masonry 1872 church building, later 1927 square tower entry porch, and freestanding bellcote memorial located to rear of church. Excluding contemporary alterations and additions.	a c d	27489
2571 Reedy Creek Rd PALMER	Hillydale; Original external form, materials and detailing of farm complex including all Federation-era structures: main house, adjacent cottage and outbuilding, stone masonry water tank, freestanding garage, masonry and metal fence to house yard. Excluding later alterations and additions.	a d e	27490
2571 Reedy Creek Rd PALMER	Former Reedy Creek Road Bridge; Original external form, materials and detailing of the former road bridge, excluding later alterations and additions.	a d e	27491
119 Tepko School Rd PALMER	Summerfield Lutheran Church Group; Original external form, materials and detailing of stone masonry church, vestry, later square porch and tower, water tank stand, cypress and entrance gates, (Former) St Paul's Lutheran School and Summerfield Lutheran Hall. Excluding later alterations and additions.	a c d	27493
335 Billabong Rd POMPOOTA	House; Original external form, materials and detailing of stone masonry house. Excluding later alterations and additions.	a d	27496
347 Billabong Rd POMPOOTA	Former Irrigation Office; Original external form, materials and detailing of substantial stone masonry house (former Irrigation Office). Excluding later alterations and additions.	a d	27497
363 Billabong Rd POMPOOTA	House; Original external form, materials and detailing of stone masonry house. Excluding later alterations and additions.	a d	27498

201 Honeymoon Ave POMPOOTA	Former Official Quarters; Original external form, materials and detailing of former official quarters residence. Excluding later alterations and additions.	a d	27500
443 Dabinett Rd PONDE	Former School; Original external form, materials and detailing of small stone masonry former school building. Excluding later alterations and additions.	a c d	27502
3188 Purnong Rd PURNONG	Former Post Office; Original external form, materials and detailing of stone masonry building. Excluding later alterations and additions.	a c d	27503
204 Law Rd ROCKLEIGH	Shearing Shed and farm sheds; Original external form, materials and detailing of stone masonry/brick shearing shed and adjacent stone masonry machinery store and shed. Excluding later alterations and additions.	a d	27504
1621 Reedy Creek Rd ROCKLEIGH	Farm Cove Cottage; Original external form, materials and detailing of stone masonry cottage, adjacent water tank, and outbuilding ruins.	a d	27505
1621 Reedy Creek Rd ROCKLEIGH	Farm Cove Homestead; External form, materials and detailing of c.1900 Federation-era stone masonry farm house and associated outbuildings. Excluding later alterations and additions.	a d	27506
1829 Reedy Creek Rd ROCKLEIGH	Farm Complex; Original external form, materials and detailing of farm complex including: main house and early stone outbuildings. Excluding later alterations and additions.	a d	27507
Rons Rd SEDAN	Former Farm Complex; Original form, materials and detailing of entire abandoned farm house complex (including interiors) and associated built structures in the immediate surrounds.	a d	27509
2 Adelaide Rd TUNGKILLO	Cottage; Original external form, materials and detailing of stone masonry cottage. Excluding later alterations and additions.	a d	27515
3-5 Adelaide Rd TUNGKILLO	Former Primitive Methodist Church; External form, materials and detailing of 1867 stone masonry former church building and 1936 porch. Excluding later alterations and additions.	a c d	27516
6 Adelaide Rd TUNGKILLO	Cottage; Original external form, materials and detailing of stone masonry cottage. Excluding later alterations and additions.	a d	27517
12 Adelaide Rd TUNGKILLO	Cottage; Original external form, materials and detailing of stone masonry cottage. Excluding later alterations and additions.	a d	27518
16 Adelaide Rd TUNGKILLO	Cottage; Original external form, materials and detailing of stone masonry cottage and stone piers to front gate. Excluding later alterations and additions.	a d	27519
22 Adelaide Rd TUNGKILLO	Cottage; Original external form, materials and detailing of stone masonry store/residence. Excluding later alterations and additions.	a d	27520
28 Adelaide Rd and 2a Brinkworth Rd TUNGKILLO	Former Tungkillio Hotel & Outbuildings; External form, materials and detailing of 1860s stone masonry hotel building and stone masonry outbuildings, (CT 6175/390) and former stable (CT 6175/389). Excluding later alterations and additions.	a c d	27521

43 Adelaide Rd TUNGKILLO	Former General Store, Residence and Outbuildings; External form, materials and detailing of 1880s stone masonry former general store, residence and two rear stone masonry outbuildings. Excluding later alterations and additions.	a c d	27522
846 Black Heath Rd TUNGKILLO	Farmhouse; Original external form, materials and detailing of large stone masonry farmhouse. Excluding later alterations and additions.	a d	27523
183 Buckley Rd TUNGKILLO	Craigielee; Original external form, materials and detailing of the farm complex including: early stone masonry cottage, later larger stone masonry main house, stone outbuilding and stone wall. Excluding later alterations and additions.	a	27525
Lot 29 Terlinga Rd TUNGKILLO	Crowhurst; Original external form, materials and detailing of stone masonry dwelling, outbuildings, underground tank and garden walls. Excluding later alterations and additions	a d	27697
908 Terlinga Rd TUNGKILLO	Shepherd's Hut; Original external form, materials and detailing of stone masonry hut. Excluding later alterations and additions.	a b	27529
1048 Terlinga Rd TUNGKILLO	Pintumba; Original external form, materials and detailing of brick masonry farm house. Excluding later alterations and additions.	a d	27530
1099 Terlinga Rd TUNGKILLO	Terlinga Cottage; Original external form, materials and detailing of stone masonry cottage (main house not included). Excluding later alterations and additions.	a d e	27531
1215 Terlinga Rd TUNGKILLO	Former Vincent Primary School; External form, materials and detailing of 1860 stone masonry former school building with attached residence. Excluding later alterations and additions.	a c d	27532
433 Tungkillo Rd TUNGKILLO	Farm Complex; Original external form, materials and detailing of farm complex including: main house, two small cottages, shearing shed and associated outbuildings and cgi iron water tank on stone base. Excluding later alterations and additions.	a b	27533
203 Martin Rd WALL FLAT	Wall Flat Station Homestead; Original external form, materials and detailing of stone masonry homestead and stone masonry outbuilding to rear of homestead. Excluding later alterations and additions.	a b e	27538
11 Starr Rd WALL FLAT	Hall; Original external form, materials and detailing of stone masonry hall, cgi shelter shed and simple stone toilet block to rear of hall. Excluding later alterations and additions.	a c d	27539
356 Chambers Hill Rd YOUNGHUSBAND	Brinkley Farm House and outbuildings; Original external form, materials and detailing of farm house and associated masonry stone outbuildings. Excluding later alterations and additions.	a	27541
Burtens Rd TUNGKILLO	Reserve and Water Trough; Original form, materials and detailing of remaining elements of red gum frame, galvanised water trough, stone-lined well and timber platform, dry stone boundary wall, all drains and reserve.	a c	27526
Lot 3 River Lane MANNUM	Rotunda; Form, materials and detailing of 1913 octagonal rotunda (much original fabric has been replaced). Excluding later alterations.	a e	27443

19 Esplanade MANNUM	Stone Water Tank; Original form, materials and detailing of above ground stone masonry circular water tank.	a	27389
Lot Pt 32 Olive Grove Ave PALMER	War Memorial & Park Gates; Form, materials and detailing of 1936 war memorial: simple broken marble column on plinth, and memorial gates: segmented concrete columns with metal gates and banner. Associated with Collier Park. Notable landmark to eastern entrance to Palmer.	a c d f	27488
Randell St MANNUM	War Memorial; Original form, materials and detailing of all war memorial structures and features including statue, wall, field gun and plaques. Excluding later alterations and additions such as 1995 plaque.	a c d f	27414

Mitcham

Belair Road (off Mitcham Community Court) HAWTHORN	"St Georges" House; Exterior of original villa, including roof, verandah and chimneys, excluding modern extension; exterior of stable	a c d f	3534
49 Cross Road KINGSWOOD	Abbotswell House; Facade, side walls, roof form and material, chimneys, turret, verandah and windows	a d f	3554
97-99 Belair Road TORRENS PARK	Alaska House, "Waverly House" - two storey main house; Facade and side walls including windows, roof form and material, balcony, decorative detailing	a f	3722
off Weemala Drive MITCHAM	Anderson's Quarries; Exposed faces	a	3687
12 The Grove LOWER MITCHAM	Ashleigh House; Facade, side walls, roof, verandah,	a d	3626
23 Sizer Street LOWER MITCHAM	Attached Houses, former The Inn Nursery; Facade, side walls, roof, chimney, windows	c e	3624
141 Main Road BLACKWOOD	Belair Hotel; Exterior of early two storey portion of building	a c f	3453
45-83 Main Road BELAIR	Belair Primary School; External fabric of original L - shaped building only	a	3426
1 Cross Road cnr Mount Barker Road URRBRAE	Birksgate Estate Stone Wall Gatehouse; Exterior form and fabric of original building, including roof, chimneys, windows, detailing, (excluding later extension & alterations); stone wall	a e f	3730
49-51 Sheoak Road BELAIR	Birralee House; Form & external fabric of building	a d e f	3417
112 Belair Road HAWTHORN	Blackwell Funerals by Women; Exterior of original building, including arched windows and entrance (excluding porch addition)	a	3517

266 Main Road BLACKWOOD	Blackwood Uniting Church; External fabric excluding modern additions	a c f	3454
Main Road BLACKWOOD	Blackwood War Memorial; Complete memorial	a e f	3460
Meadowvale Road SPRINGFIELD	Bridge	a d	3710
2a Deepdene Avenue WESTBOURNE PARK	Bruceden Court' Apartments; Facades fronting Deepdene Avenue and Cross Road, side walls, including windows, doors, porches, chimneys, roof form and materials	a d	3746
9 Carrick Hill Drive MITCHAM	Carnwarth House; Facade and portico, side walls, roof form & material, chimneys, windows, verandah and all external decorative detailing; outbuilding exterior including roof	a b	3675
760 Goodwood Road PASADENA	Centennial Park, Jubilee Chapel; Whole chapel complex comprising three chapels and associated internal & external spaces and functions	d	3704
13 Laffers Road BELAIR	'Cherington' fountain	a d f	3413
Hartley Grove URRBRAE	Claremont/Hartley Bank building and remnants; Exterior form and fabric of historic two storey building, Hartley Bank/Claremont and remnants associated with Hartley Bank/Claremont – dry stone retaining wall to the north of the building, steps and brick walls around the terrace, stone and brick coach house ruins to the south east, masonry fountain base between road and terrace.	a b e	3734
Fullarton Road NETHERBY	Coachhouse "Woodside" Urrbrae Agric. High; Facade, side walls, roof form & material, chimney, arched openings; rubble stone walling to boundary	a e	3697
558 Goodwood Road DAW PARK	Colonel Light Gardens Uniting Church (formerly Daw Park Uniting Church); External fabric of 1927 red brick building	a	3492
339-343 Main Road COROMANDEL VALLEY	Coromandel Valley Primary School; Original bluestone and brick building only - external fabric	a c	3483
22 Wokurna Street MITCHAM	Cottage Homes; Facade, side walls, roof including gable vents, chimneys, windows, verandah, and associated decorative detail of the original 1906 building comprising units 11, 12, 14, 15 and hall, but excluding rearf	a d	3682
97 Turners Avenue HAWTHORNDENE	Cottage; Facade and side walls including windows, roof form and material, chimneys; carport excluded	a b e	3547
8 Lochness Avenue MITCHAM	Cottage; Facade, side walls, roof form & material, chimney, windows, verandah	a d	3683
4 Thorpe Street TORRENS PARK	Cottage; Facade, side walls, roof form & material, chimneys, windows, verandah, decorative detailing	a	3726
183 Coromandel Parade COROMANDEL VALLEY	Craiglee House; Exterior of building, including verandahs and balconies	a e	3475

Goodwood Road DAW PARK	Dawes House Hospice; Exterior of building (including windows, roof form and materials, tower, chimneys, verandah), but excluding later extension	a d	3498
Belair Road LYNTON	Dry stone walls; Above and below Windy point, each side of Belair Road	a d	3631
78 Wilpena Street EDEN HILLS	Eden Hills Primary School; Original school building, external fabric only; former teacher's residence, original external fabric	c	3505
125 Edward Street MELROSE PARK	Edwardstown Primary School; Early schoolroom / residence, including facade, roof & decorative detailing, verandah	a c	3638
156 Coromandel Parade (off Fergusson Avenue Craighburn Farm) CRAIGBURN FARM	External walls, windows and verandah and roof form of 'Craighburn Cottage', excluding pergola and covered walkway.; External walls, windows and verandah and roof form of 'Craighburn Cottage', excluding pergola and covered walkway. -External walls, windows and roof form of 'Craighburn Homestead', but excluding the rear of the building and front verandah (including roof, pylons and balustrade)	a e	3482
Winns Road COROMANDEL VALLEY	Ford	a c f	3480
4 Church Road MITCHAM	Former "Sunnyside" House; Facade, side walls, roof, chimneys, windows and verandah and external fabric detailing	a b d e	3678
13 Welbourne Street MITCHAM	Former bakery and house; External fabric	a b c	3747
Main Road HAWTHORNDENE	Former Blackwood Experimental Orchard; Former orchard and exterior walling, roof, porch & windows of stone hut	a	3543
23 Albert Street MITCHAM	Former Bootmakers Shop; Exterior of original dwelling including verandah, tree and fence	a b d	3643
Brownhill Creek Road MITCHAM	Former McElligot's Quarry, Brownhill Creek Quarry; Exposed face and remains	a	3677
41 Albert Street MITCHAM	Former Mitcham Hotel; Exterior of building and balcony	a c f	3644
242 Belair Road LOWER MITCHAM	Former Mitcham Primary School - former school building & residence; Facade, side walls, roof form & material, chimneys, windows, porch (school building only) and all external fabric detailing; excluding additions	c	3617
105 Princes Road MITCHAM	Former Mitcham Village Institute; Exterior of building including porch and later additions to east and west facades	a c	3651
Ellison's Creek BROWN HILL CREEK	Former Mitcham Water Works including Chapel Bridge; Remaining historic form and fabric of brick-lined water storage well, stone-lined valve well and dam wall (all located in proximity to co-ordinates E286296 N6126492), drinking fountain (located in the road reserve opposite the southern end of the	a d	26260

	caravan park) and Chapel Bridge (footbridge located near intersection of Brownhill Creek Road and Tilley's Hill Road).		
41 Willunga Street EDEN HILLS	Former Parish Hall; Facade and side walls (but including original windows only), roof form and material, & foundation stone	a c	3502
103 Princes Road MITCHAM	Former Police Station; Exterior of building and former police cells	a c	3650
22 Willowie Street EDEN HILLS	Former Post Office and Store; Facade and side walls, roof form and material, chimneys, verandah	a	3503
Brownhill Creek Road BROWN HILL CREEK	Former Rogers Quarry; Quarry face	a	3464
21 Albert Street MITCHAM	former Shop and House; Shopfront and verandah & exterior of original dwelling and shop	a b	3642
48 Devonshire Street HAWTHORN	Former Shop; Facade and side walls, roof	a d	3521
2 East Parade KINGSWOOD	Former St Michael's School Hall; Exterior form and fabric of original building, including roof form and material, but excluding later addition	a c	3556
28 Sizer Street LOWER MITCHAM	Former The Inn Nursery School; Facade and side walls including casement windows, roof form and material, porch, balcony	c e	3625
57A Price Avenue LOWER MITCHAM	Former Uniting Church; Exterior form and fabric of building including stained glass windows, but excluding recent additions;	c	3621
272 Belair Road TORRENS PARK	Former West Methodist Church Cemetery; Cemetery including headstones.	a c	26293
Off Brownhill Creek Road BROWN HILL CREEK	Former Wheal Grainger Mine	a e	3466
27 Carrick Hill Drive MITCHAM	Gable Ends House; Facade, side walls, roof, chimney, windows and french doors and all external decorative detailing, but not including verandah, rear dwelling additions, and associated fencing, carport and outbuilding	a	3676
296 Main Road BLACKWOOD	Gamble Cottage and Garden; Whole property including exterior of cottage	d	3455
12 George Street HAWTHORN	Garage, former Barn; Exterior form & fabric of original building	e f	3528
Belair Road HAWTHORN	Garden of Remembrance	d	3535

1 Norseman Avenue WESTBOURNE PARK	Gates to Batchelor Reserve; Gates and pillars	d	3742
2 Chalk Place TORRENS PARK	Glenburnie House formerly "Ballangeich"; Facade and side walls including windows, roof form and material, verandah, balcony, decorative detailing	b e	3725
Lot 259 Laffers Road Belair Hannaford Reserve BELAIR	Hannaford Reserve - Winery / Cold Store; Exterior of building	a f	3447
4 Hoggs Road MITCHAM	Haverhill House; Facade, side walls, roof form & material, chimneys, windows, verandah and all external decorative detailing	a e	3680
6 Wattle Avenue LOWER MITCHAM	Hawthorn Masonic Hall; Exterior form and fabric of original building, excluding rear and side additions, front porch and associated ramp.	a	3629
13 Hampton Street HAWTHORN	Hawthorn Uniting Church and Hall; Exterior form and fabric of church and hall (original church building), excluding 1950's connecting building	a c	3529
Fullarton Road NETHERBY	Headmaster's Residence Urrbrae Agric. High; Facade and side walls including windows, roof form and material, chimneys, porch & balcony, decorative detailing	e f	3696
1-7 Finlayson Avenue NETHERBY	Helenholme; Facade, side walls, roof including dormer window, verandah, chimneys, windows and associated decorative detailing	a e	3694
41 Main Road BELAIR	House - (Former Baptist Church); Exterior of original building	a	3414
19 Kinedana Street EDEN HILLS	House "Eden" "Glengordon"; Exterior of original building, excluding extension	a e	3500
6 Welbourne Street MITCHAM	House "Hillslie"; External fabric including verandah	a	3654
5 Strathmore Grove URRBRAE	House "Pitcarn"; Facade, side walls, roof form and material (including dormers), chimneys, windows, verandah, decorative detailing	d e	3732
7 Hollywood Way GLENALTA	House and cottage; Exterior of house (including return verandah) and cottage	a e	3511
6 Edgecumbe Parade BLACKWOOD	House and Outbuildings; Exterior form and fabric of historic main residence, stone and brick outbuilding (now residence) and timber and corrugated iron garage.	a d	26310
2 Flinders Road BELLEVUE HEIGHTS	House and Sheds; Exterior of original building	a e	3449
3 Egmont Terrace HAWTHORN	House and shop - house; Facade, side walls & roof; shops - facade, side walling, verandah, roof form	a c	3526
53 Aver Avenue DAW PARK	House and Shop; Exterior of building, including verandah	c	3488

46 Richmond Road WESTBOURNE PARK	House and Shop; House - facade, side walls, verandah and roof; shops - facade, side walls, verandah, roof form	a c	3744
26 Carrick Hill Drive SPRINGFIELD	House former "Farr House"; Facade, side walls, roof form and material	a	3709
26 Old Belair Road MITCHAM	House Outbuilding; House - facade, side walls, roof form and material excluding later gable ends but including chimneys, windows, verandah and all external decorative detailing. Outbuilding - exterior including roof, but not including separate carport.	a e	3681
89 Springbank Road CLAPHAM	House, "Carman Court", Dorset House; External front fabric of original building	a e	3470
Norman Walk MITCHAM	House, 'Conquest House'; Exterior of original dwelling and verandah	a	3648
66 Winns Road COROMANDEL VALLEY	House, Former Shop; Exterior of building, including balconies & verandahs (excluding enclosure)	a c	3481
141 Sheoak Road BELAIR	House, Sheoak Riding School; Exterior of original building, including verandah	a	3420
Lot 88 Sheoak Road BELAIR	School Chapel - Former Holy Innocents Church; Whole building, excluding interior	a c d	3437
18 Sheoak Road BELAIR	Belair Uniting Church; External form & fabric of building, excluding modern rearward addition	a	3438
25 Sheoak Road BELAIR	Barryne House; External form & fabric of original building	d e	3416
29 Sheoak Road BELAIR	Belair Parish Hall & Church of Holy Innocents; External form & fabric of both buildings	a c	3439
38 Sheoak Road BELAIR	Shop, Sheoak Deli; Whole original exterior & interior of building	a c	3422
42 Sheoak Road BELAIR	St Johns School - old school building & house; External form & fabric of original buildings	a c	3428
42 Sheoak Road BELAIR	Railway Cottages; Whole building, excluding interior	a	3427
53 Sheoak Road BELAIR	House; External form & fabric of building, excluding precoated roofing and rear	a	3418
55 Sheoak Road BELAIR	House; External form & fabric of building, excluding rear	e	3419
Lot 22 Coromandel Parade BLACKWOOD	St Paul of the Cross Catholic Church; Whole building, excluding interior	a c	3459
17 Coromandel Parade BLACKWOOD	Former Blackwood Police Station; External form and fabric of historic buildings.	a c	26303
28 Coromandel Parade BLACKWOOD	Shop and attached residence; External form and fabric of historic shop and attached residence.	a b	26305
35 Coromandel Parade BLACKWOOD	All Hallows Anglican Church; Whole building, excluding interior	a c	3451

77 Coromandel Parade BLACKWOOD	House; External form and fabric of historic building.	a	26308
8 Edgcombe Parade BLACKWOOD	House; External form and fabric of historic building.	a d	26312
33 Glengyle Avenue BLACKWOOD	House; External form and fabric of historic building.	a c	26313
14 Hillside Road BLACKWOOD	House; External form and fabric of historic building.	a	26314
328 Shepherds Hill Road BLACKWOOD	Wittunga Homestead; Whole building, excluding interior	a e	3456
Station Road BLACKWOOD	Blackwood Railway Station Complex; External form and fabric of station building, signal box, pedestrian overpass and elevated water tank and standpipe.	a c d	3461
4a Wattle Avenue LOWER MITCHAM	House; Exterior form and fabric of original building (excluding rear), including roof, chimneys & verandah (but also excluding later alterations)	a b	3628
16 McPherson Street CLAPHAM	Clapham Park House; Whole building, excluding interior	a	3468
25 Kegworth Street MELROSE PARK	House; Exterior form and fabric of original building, including roof, but excluding later additions and alterations	a	3639
2 Barr Smith Drive URRBRAE	House; Exterior form and fabric of the original building (eastern most section of existing building - whole of building with slate roof), including slate roof, 2 chimneys, windows and detailing, but excluding all buildings added to the west.	a e	3733
7 Sheoak Road BELAIR	House; exterior of original building	a	3415
833-835 South Road CLARENCE GARDENS	St Francis of Assisi Anglican Hall; External form & fabric of building including roof form but excluding roof material	a c	3473
1 Bowillia Avenue HAWTHORN	House; Exterior of original building - front and side elevations (including windows, roof form and materials, turret, chimneys, verandah), but excluding rear elevation	d	3519
337 Main Road COROMANDEL VALLEY	St John's Anglican Church; Whole building, excluding interior	c d	3476
143 Sheoak Road BELAIR	House; Exterior of original building, including lean - to & chimney	a	3421
3 Wade Street EDEN HILLS	House; Exterior of original building, including verandah and chimneys, excluding modern extension	a	3501
76 Kingston Avenue DAW PARK	House; Facade and side walls including porch	d	3495

Lot 32 Winns Road COROMANDEL VALLEY	Museum, former Winn's Bakery; Exterior & interior of former bakery building & shed	a c	3479
3 Maria Street MELROSE PARK	House; Facade and side walls including roof form and material, chimneys, verandah	d e	3640
85 Albert Street CLARENCE GARDENS	House; Facade and side walls including windows (screens excluded), chimneys, roof form and material, verandah	a c	3471
2 Pulford Street CLARENCE GARDENS	House; Facade and side walls including windows, chimneys, roof form (excluding material), verandah	a e	3472
54 Avenue Road CUMBERLAND PARK	House; External form and fabric of historic building.	a	26266
7 Bowyer Crescent CUMBERLAND PARK	Bowyer House; External form and fabric of historic building.	a	26321
24 Coromandel Parade BLACKWOOD	House; Facade and side walls including windows, chimneys, roof form and material, but excluding later balconies to either side of the building, and excluding front fence	a d	3452
6 Ayers Avenue DAW PARK	House; Facade and side walls including windows, roof form and material, chimney, verandah	a	3490
29 Crozier Avenue DAW PARK	House; Facade and side walls including windows, roof form and material, chimney, verandah	a d	3491
6 Glenberrie Drive HAWTHORNDENE	House; Facade and side walls including windows, roof form and material, chimneys	a	3542
628 Goodwood Road DAW PARK	House; Facade and side walls including windows, roof form and material, chimneys, return verandah	a	3493
27 Ayers Avenue DAW PARK	House; Facade and side walls including windows, roof form and material, chimneys, verandah	a	3489
59 Sussex Terrace HAWTHORN	House; Facade and side walls including windows, roof form and material, chimneys, verandah	d	3530
1 East Terrace HAWTHORNDENE	House; Facade and side walls including windows, roof form and material, chimneys, verandah	a	3540
644 Goodwood Road DAW PARK	House; Facade and side walls including windows, roof form and material, chimneys, verandah & front fence & gate	d	3494
80 Turners Avenue HAWTHORNDENE	House; Facade and side walls including windows, roof form and material, chimneys, verandah and balcony	a b e	3546
2 Nottingham Way GLENALTA	House; Facade and side walls including windows, roof form and material, chimneys, verandah, balcony	a b e	3512

93 Cross Road HAWTHORN	House; Facade and side walls including windows, roof form and material, chimneys, verandah, balcony, excluding extension	a	3520
6 Church Road MITCHAM	House; Facade and side walls including windows, roof form and material, verandah and balcony, decorative detailing	a b d	3679
6 Renfrew Drive HAWTHORNDENE	House; Facade and side walls, windows, roof including verandah & balustrading, chimneys,	a b	3544
15 Kentucky Avenue PANORAMA	House; Facade, side walls, roof form and material, chimney, but excluding later additions and verandah	a c	3700
16 William Street HAWTHORN	House; Facade, side walls, roof form and material, turret & bay window	d e	3531
215 Upper Sturt Road UPPER STURT	House; Facade, side walls, roof form and material, verandah, external detail (additions excluded)	a d e	3729
62 Sussex Terrace WESTBOURNE PARK	House; Facade, side walls, roof form and material, verandahs (additions excluded)	a	3745
9 Wemyss Road HAWTHORN	House; Facade, side walls, roof form, gable end features, chimney, verandah	d	3532
48 Kyre Avenue KINGSWOOD	House; Facade, side walls, roof, chimney, windows and verandah (including detailing)	d	3558
12 Belmont Street LOWER MITCHAM	House; Facade, side walls, roof, chimney, windows and verandah and all external fabric detailing; front fence	a	3619
62 Wattlebury Road LOWER MITCHAM	House; Facade, side walls, roof, chimney, windows and verandah and all external fabric detailing; front fence	a	3630
14 Angus Road HAWTHORN	Willowbrook" House, Coach house and "Frimley" Stables.- mansion & grounds.; House - facade and side walls including windows, roof form and material, eaves, chimneys, verandah, balcony; Coach house - external form and fabric, excluding eastern addition; Stables - Single storey, random rubble bluestone stable and attached outbuilding. Stable features steep gable roof, timber windows and doors and red brick dressings to openings. Outbuilding to east incorporates skillion pitch roof and timber windows.	a d	3515
1-3 Ottawa Avenue PANORAMA	House; Facade, side walls, roof, chimneys, windows and verandah and external fabric detailing, (but excluding rear of building)	a	3701
528 Fullarton Road NETHERBY	House; Facade, side walls, tower, roof form & material, return verandah, chimneys, windows, decorative work	a d	3695
21 Sheoak Road BELAIR	House; Form & external fabric of building excluding rear	a d e	3423
80 Aurichio Avenue PASADENA	House; former Ayliffe's House; Facade (western elevation), northern and southern elevations, roof form, chimney, not including later additions and verandah	a e	3703

10 Welbourne Street MITCHAM	House; former Baptist Manse; Exterior of original dwelling and verandah	a	3655
14 Welbourne Street MITCHAM	House; former Post Office; Exterior of former Post Office and dwelling including verandah	a c	3657
18 Hillview Road KINGSWOOD	House - exterior; Facade, side walls, roof, chimney, verandah & windows. interior - pressed metal clad walls	a d	3557
6 Lochness Avenue MITCHAM	Cottage; Exterior and interior of front three rooms, porch and verandah; exterior of main bluestone section	a d	3647
St Michael's Road MITCHAM	St Michael's Anglican Church Hall & Lychgate; External form & fabric of church including detailing	a c d f	3686
615 Goodwood Road PANORAMA	Cowan Building, Bedford Industries; External form and fabric of the western elevation, including porch	e	3699
16 Anderson Avenue TORRENS PARK	Glenburnie House and former Stables; External form and fabric of historic building.	b e	26292
145 Belair Road cnr Fife Avenue TORRENS PARK	St Wilfrid's Church of England; External form & fabric of church including detailing	a c	3724
1/ 1 Egmont Terrace HAWTHORN	Houses and Shop; Facade and side walls including indented doorways, windows, roof form, verandah	a c	3522
48-54 Gloucester Avenue BELAIR	Kalyra Nursing Home facility; The exterior of the former sanatorium buildings fronting Gloucester Avenue now comprising portion of the administration and village centre buildings	a f	3425
6 Alton Avenue TORRENS PARK	Kingsview House; Facade, side walls, roof form & material, chimneys, windows (including fanlights), verandah, decorative detailing	b e	3718
142-146 Belair Road HAWTHORN	Lenzerheide Restaurant "Ardmeen House"; Exterior of original buildings, including roofs, verandahs and chimneys, excluding modern extension	e	3518
Lot 32 Belair Road KINGSWOOD	Memorial Gates, Kingswood Recreation Res; Rendered columns and gates	a c f	3549
540-542 Fullarton Road SPRINGFIELD	Mercedes College former "Strathspey" House - former house; Facade, side walls, roof form and material, chimneys, windows, and external fabric detailing; former gatehouse - form and external fabric	a e	3706
18 Albert Street MITCHAM	Mitcham Baptist Church; Exterior of original church building	b c	3645
Blythewood Road MITCHAM	Mitcham Cemeteries and Rotunda; Whole property including rotunda	c f	3684
131 Belair Road TORRENS PARK	Mitcham Council Chambers; Exterior form and fabric of original building, including roof, parapet, entrance, windows, detailing, but excluding later additions & alterations	a f	3723

Lot 148 Belair Road KINGSWOOD	Mitcham Girls High School; Original school building, external fabric only	c	3550
4 Barretts Road TORRENS PARK	Mitcham Lawn House; Including the north and east elevations and roof of the two storey 1870s sandstone section, but excluding south and west elevations. The original 1850s section and southern outbuildings are exclude	b	3721
103a Princes Road MITCHAM	Mitcham Uniting Church; Exterior of original church building	c	3649
35 Albert Street MITCHAM	Mitcham Village kindergarten; former store; External fabric	a c	3667
2-8 Albert Street Scotch College MITCHAM	'Montrose', 'Kallawar': House, Coach house and Stables; External fabric of buildings and boundary wall /fence	a e	3693
Taylor's Road MITCHAM	Monument, Union Chapel Site; Complete monument structure	a	3653
Brownhill Creek Road MITCHAM	Munday's Crushing Plant; Remains of rubble retaining wall and concrete pier	a	3465
34 Price Avenue LOWER MITCHAM	Nurndaring House; Facade, side walls, roof form (material excluded), windows (including fanlight) and verandah, but excluding carport	a	3622
53 Grange Road LOWER MITCHAM	Olive Villa House; Facade, side walls, roof including dormer vents, chimneys, windows and verandah and associated decorative detailing, excluding circa early 1990s southern addition	a b d e	3620
35 Cambridge Terrace KINGSWOOD	Our Lady of Dolours Roman Catholic Church; Exterior of church with later additions	a c f	3562
2 Laffers Lane LOWER MITCHAM	Pair of Cottages; Facade, side walls, roof form (material excluded), windows (including fanlights) and verandah	d	3632
21-23 Laura Avenue ST MARYS	Panther Park - sports facilities	e f	3715
2 Pine lodge Drive GLENALTA	Pine lodge Cottage; Exterior of cottage including addition	a d	3513
7 Station Road BLACKWOOD	Railway Cottage; Exterior facade and side walls of cottage (including roof form and materials, chimneys, verandah), but excluding skillion extension	a	3458
5 Station Road BLACKWOOD	Railway Cottage; Exterior facade, side walls including windows and roof form and materials	a	3457
49 Railway Lane EDEN HILLS	Railway Cottage; Facade and side walls including windows & fanlight, roof form and material, chimney, verandah	a	3509
50 Railway Lane EDEN HILLS	Railway Cottage; Facade and side walls including windows & fanlight, roof form and material, chimney, verandah	a	3508

84 Wilpena Street EDEN HILLS	Railway Cottage; Facade and side walls including windows & fanlight, roof form and material, chimney, verandah	a	3504
Watiparinga Reserve Watiparinga Reserve BELAIR	Railway Tunnel; complete tunnel, including entrance facings & quoins	a e	3506
Shepherds Hill Road EDEN HILLS	Railway Tunnels; Complete tunnel, including entrance edging	a d e	3510
216 Daws Road DAW PARK	Repatriation General Hospital; Exterior of gatehouse, two storey portion of the building to the north of the entrance courtyard, and the two storey portions of the buildings to the east and west of the entrance courtyard.	a f	3499
1 Richmond Road WESTBOURNE PARK	Richmond Road Assembly former Institute; Exterior form & fabric of original building, excluding extension	a	3743
Lot 156 Bushland Drive Bushland Reserve CRAIGBURN FARM	Ruin; Remaining structure	a	3448
Maitland Street MITCHAM	Scout Hall; former Newey's Stables; Exterior of former stables	a c	3692
1 View Street LOWER MITCHAM	Shop and House - shop; Facade, roof form & material, verandah, side walling; house - facade and roof	a c	3627
105-107 Princes Road MITCHAM	Shop and House; Exterior of shop and dwelling with verandah.	a c f	3652
2/ 1 Egmont Terrace HAWTHORN	Shop; Facade and side walls including indented doorways, windows, roof form, verandah	a c	3523
3/ 1 Egmont Terrace HAWTHORN	Shop; Facade and side walls including indented doorways, windows, roof form, verandah	a c	3524
2 Egmont Terrace HAWTHORN	Shop; Facade including indented doorways and timber framed windows, roof form, verandah, side walls	a c	3525
5 Princes Road KINGSWOOD	Shop; Facade including shopfront windows, parapet, roof form & material, verandah, side walls excluding recent additions	a b c d	3559
3B Egmont Terrace HAWTHORN	Shop; Facade, including shopfront, verandah and parapet	a c	3527
653 Goodwood Road PANORAMA	Shops, Centennial Florists & SD Tillet & Sons; Exterior form and fabric of original building, including roof, but excluding later additions and alterations	a	3702

89-91 Belair Road KINGSWOOD	Shops;; Facade including indented entrances, parapet, roof form and material, verandah, side walls	a b c d	3551
80-94 Belair Road HAWTHORN	Shops; Facade, masonry parapet, side wall, indented doorways, windows, verandah	d	3516
92 Grange Road WESTBOURNE PARK	Shops; Shop - facade, roof form and material, verandah, indented doorways, detailing, side walls; house - facade, roof and verandah	a d	3741
101 Cross Road HAWTHORN	St Columba Anglican Church; Exterior of original building, including roof, tower & parapet, but excluding modern extension	a c d	3536
31 Cambridge Terrace KINGSWOOD	St Josephs Convent; Facade and side walls including windows, roof form and material, verandah	a	3561
33 Cambridge Terrace KINGSWOOD	St Josephs Primary School; Exterior form and fabric of original building, but excluding later additions	a c	3553
Lot 14 Cross Road (Corner Birksgate Drive) URRBRAE	St Paul's Retreat formerly "The Glen" - monastery & chapel; Form and external fabric, including facade, roof, balcony, cloistered verandah, detail; chapel - form and external fabric, including facade, side walls, roof, entrance, detailing	a c	3731
12 Welbourne Street MITCHAM	Stamps Cafe' and House; former Thwaites Shop; Exterior fabric of buildings including shopfront and verandah	a e	3656
Hampton Street cnr Hilda Terrace HAWTHORN	Street Sign on stobie pole	d f	3537
Cnr Elmglyde Road (northern side near corner with Springfield Avenue) SPRINGFIELD	Streetlight	a d	3708
27 Suffolk Road HAWTHORNDENE	Suffolk Farm Cottage; Facade and side walls, windows, roof including verandah and balustrading, chimneys, but excluding additions	a	3545
Off Old Belair Road MITCHAM	Sugarloaf Hill Quarry; Exposed faces	a e	3685
64 Price Avenue LOWER MITCHAM	Sunridge House; Facade, side walls, windows, side & rear parapet, roof form & material, verandah,	a	3623
9 Brenchley Grove KINGSWOOD	Sunset Lodge Salvation Army Home; Facade (excluding porch addition) and side walls, including windows, roof form and material, chimneys, verandah, balcony, but excluding additions to side and rear of building	a e	3560

54A Turners Avenue COROMANDEL VALLEY	Swinton House; Facade and side walls including windows, roof form and material, chimneys, verandah and balcony	a f	3478
6 The Knoll Crescent COROMANDEL VALLEY	The Knoll House; Facade and side walls including windows, roof form and material, chimneys and verandahs	a f	3477
1 Belmont Street LOWER MITCHAM	The Olives House and Stables - house; Facade, side walls, roof form and material, chimney, verandah & windows; former stable - exterior fabric of original building, including roof form and material, vents, windows	a b	3618
95 Belair Road KINGSWOOD	Torrens Arms Hotel; Facade and side walls including windows, roof form and material, chimneys, verandah, balcony	c d f	3552
Lot 100 Daws Road (Corner Goodwood Road) PASADENA	Tower Arts Centre; Form and external fabric of original building, including tower and roof, but excluding later addition	a f	3705
Welbourne Street (near south east corner of intersection with Bradey Street) MITCHAM	Tram Pole; Former tram pole.	a	26286
Upper Sturt Road BELAIR	Tunnels, Belair National Park; Complete structures	a	3442
25-29 Belair Road KINGSWOOD	Vogue Theatre; Facade, verandah, side walls, roof form and material	a c f	3548
16 East Terrace HAWTHORNDENE	Watahuna House; Form & external fabric of building excluding rear	a b e	3541
2 Ayr Avenue TORRENS PARK	West Lodge and Gates "Torrens Park"; Facade, side walls, roof form & material, chimneys, windows, decorative detailing ; additions excluded	a d e	3720
2 Marlborough Road WESTBOURNE PARK	Westbourne Park Primary School; Original school building, external fabric only; former teacher's residence, original external fabric	a c	3740
27 Sussex Terrace HAWTHORN	Westbourne Park Uniting Church; Exterior of original church building, excluding hall additions, and additions on the east and west sides of the church building.	a c d	3538
Belair Road BELAIR	Windy Point Observation Point	a f	3424
Ayliffes Road ST MARYS	Women's Playing Fields - sports facilities	a e	3716
9 Bennett Avenue MELROSE PARK	Workshop "Snoop Security"; Exterior of Nissen hut, additions excluded	a	3635

Mount Barker

Alston Road LITTLEHAMPTON	Acorn Cottage; Stone walls with painted dressings, painted red-brick chimney, cgi gable roof, timber-framed openings with timber doors and casement windows.	a b d	18302
Back Callington Road SAINT IVES	Allambie - two houses, cottage, barn & stone outbuildings; Original cottage: Walls constructed of [painted] local stone with cgi gable roof, timber-framed openings with timber doors & timber-framed casement windows & red-brick chimneys. Later house, Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and cgi verandah with timber posts. Shearing shed, Two-level building constructed of local stone and mud with parapet gables, cgi gable roof, timber-framed openings with timber doors & timber-framed windows. Shearers' quarters, walls constructed of local stone with red-brick dressings and parapet gable, cgi gable roof, timber-framed openings with timber doors & timber-framed casement windows, & red-brick chimney. Cellars have stone walls, cgi gable roofs and timber-framed openings. Other buildings have stone walls	a c d f	18693
Princes Highway LITTLEHAMPTON	Anembo Park; Large community park including a number of substantial mature river red gums	a c d g	18442
16 Devereux Street MACCLESFIELD	Anglican Cemetery & site of original church; Allotment comprising a number of grave sites with grave markers, gravestones and surrounds, including marble and stone headstones, concrete and stone surrounds, and cast-iron railings	a c e	18467
46 Mann Street MOUNT BARKER	Anglican Rectory; Red-brick walls, all original masonry and timber detailing, red-brick chimneys, varied cgi roofs, verandah with timber detailing, timber frames to openings and all original timber windows and doors	a d	18597
Tungkillo Road HARROGATE	Appleton Cottage (including bakehouse); [Rendered] walls constructed of local stone with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows including casements, red-brick chimneys including chimney to bake-oven, and later continuous raked cgi verandah with timber posts	a b d	18413
11-13 Morphett Street MOUNT BARKER	Attached Cottages; Stone walls of original row of four two-roomed cottages, cgi gable roof with skillion section to rear, red-brick chimneys, timber-framed openings with timber doors & windows.	a b d	18600
Mann Street MOUNT BARKER	Avenue of elms; All surviving mature elm trees in original avenue	a g	18591
Windsor Avenue HAHNDORF	Avenue of English Oaks; Avenue of mature oak trees	a c d e f g	18389
Fidler Lane MOUNT BARKER	Avenue of Indigenous Trees; Avenue of mature indigenous trees to either side of Fidler Lane.	a b d e f	18694

Bugle Range Road MACCLESFIELD	Bakers Cottage; [Painted] cottage with hipped cgi roof, [painted] chimneys, timber-framed openings with timber doors and windows	a d	18462
48-52 Gawler Street MOUNT BARKER	Bank & Offices; All facades, roof and walls supporting the roof.	a c d f	16206
16 Gawler Street MOUNT BARKER	Bank; All facades, roof and walls supporting the roof.	a c d	16134
1 Maldon Street MOUNT BARKER	Barker Memorial; Monument comprising marble obelisk on rusticated granite plinth, including inscriptions	a e	18590
North Terrace CALLINGTON	Barn, Neptune Depot, fr Jaensch garage; Stone walls with stone dressings, hipped cgi roof and timber-framed openings	a c d	18329
Sawpit Gully Road DAWESLEY	Barn, SE of Harrogate Rd; Large barn constructed of local stone with cgi gable roof with skillion section to side, timber-framed openings with timber doors & timber-framed windows	a b d f	18345
7 Howard Court BLAKISTON	Barn, Fireworks Nursery; Substantial barn constructed of local stone with cgi gable roof and timber-framed openings	a d	18306
15 Edinborough Street NAIRNE	Barn; walls constructed of local stone with cgi gable roof, and timber-framed openings with timber doors.	a b d f	18833
Jeffrey Street NAIRNE	Barn-house; Walls constructed of local stone with red-brick cambered arches over openings and some timber framing and cgi cladding, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and red-brick chimney.	a b d e f	18675
93 Princes Highway NAIRNE	Bayfield Cottage; All facades, roof and walls supporting the roof.	a c d f	16242
Woodside Road NAIRNE	Benella - house, barns & fr mill (082 242); House: walls constructed of local stone with [rendered] dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with coursing to top, and concave cgi return verandah with timber posts. fr mill: two-storey building with walls constructed of local stone with red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed windows, and projecting windlass over loft door at gable end. Barns: walls constructed of local stone with cgi gable roofs and timber-framed openings. Also timber-framed barn with some timber-slab and some cgi cladding	a c d f	18680
109 Princes Highway NAIRNE	Bigmore Cottage; All facades, roof and walls supporting the roof.	a d	16248
Blakiston Road BLAKISTON	Blakiston Dairy Factory; Walls constructed of random sandstone with red-brick dressings, a cgi gable roof, timber-framed openings with timber doors and windows, and a large cellar & raised loading bay	a b c d	18303
Blakiston Road BUGLE RANGES	Blakiston Hall & outbuildings; Stone walls, hipped cgi roofs, concave cgi verandah, original chimneys, timber-framed-openings with timber doors and timber-framed windows	a d e f	18308

32 Mail Road HARROGATE	Bremer Cottage (former post office & residence & stable; Former post office & residence: walls constructed of local stone with a hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and cgi verandah with timber posts. Stable - barn: walls constructed of local stone with a cgi gable roof with skillion section to rear and timber-framed openings	a b c d	18410
11 Callington Road CALLINGTON	Bremer Mine - chimney, engine house & ruins; Stone ruins including all surviving stonework, and some timber frames to openings, timber lintels and timber detailing	a b c d e f	18365
38 Venables Street MACCLESFIELD	Brewery; All surviving walls and ruined walls constructed of local stone or stone with red-brick dressings, any surviving timber detailing & cgi roofing	a c d e	18463
Sturt Street MACCLESFIELD	Bridge (now footbridge); Bridge consisting of two free-standing substantial local-stone wall pillars slanting diagonally across river bed, with stone abutments to each end. (Excluding new pedestrian crossing and railings).	a c	18481
Archer Hill Road BUGLE RANGES	Bugle Ranges Cemetery; Late 19th-century and early 20th-century gravestones including marble stones, cast-iron railings and stone fencing and bases.	a c	18309
Lot 32 Springs Road MOUNT BARKER SPRINGS	Burnbank Farm; House: walls constructed of local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing and some metal flue extensions to top, and concave cgi return verandah with timber posts and cast-iron brackets. Cottage: walls constructed of local stone with stone dressings and some timber lintels, cgi gable roof, timber-framed openings with timber doors & timber-framed casement windows, central stone chimney, and small cgi verandah with timber detailing. Stone barn: walls constructed of local stone with cgi gable roof, timber-framed openings and timber doors. Slab barn: timber-framed with timber-slab cladding, cgi gable roof covering original timber-shingle roof, timber-framed openings with timber doors & internal timber detailing.	a b d e	18506
Snake Gully Road HARROGATE	Burnbrae - house, barn & walls; House with attached original cottage: walls constructed of local stone with parapet gables to original cottage and brick dressings to later house, hipped cgi roof to house and cgi gable to cottage, timber-framed openings with timber doors and timber-framed windows including double-hung sashes to house, red-brick chimneys with coursing to top (house) and stone chimney (original cottage), and hipped concave cgi verandah with timber posts (house), also raked cgi verandah with timber posts to cottage. Barn: walls constructed of local stone with timber lintels, cgi gable roof, and surviving timber detailing, including to openings. Walls: Early dry-stone walling alongside field fencing	a b d	18433
65 Mawson Road MEADOWS	Butcher's shop; [Rendered] walls gabled cgi roof (shop) and gable-vented hipped roof (residence), timber-framed openings with timber doors & timber-framed windows, and red-brick chimneys with coursing to top	a c	18530

6 De Gacher Street NAIRNE	Byethorne Cottage & outbuilding; All facades, verandah, roof and walls supporting the roof.	a b	16152
Pyrites Road BRUKUNGA	Byrth Homestead, wall & chimney; Substantial house with walls constructed of local stone with hipped cgi gable roofs [excluding later tiles on one section], timber-framed openings with timber doors & timber-framed windows, chimneys with coursing to top, and cgi verandah with timber posts. Also stone garden wall including stone chimney with moulding and coursing.	a c e f	18674
2-4 Montefiore Street CALLINGTON	Callington Hotel, former stable, outbuilding, outbuildings & walls; [Rendered and painted] stone walls with rendered dressings and parapets, hipped cgi roofs, timber-framed openings with timber doors & timber-framed windows & red-brick chimneys (excluding corner section of hotel). Stone boundary walls including curved wall.	a c d f	18368
Aldgate-Strathalbyn Road FLAXLEY	Carfax - house & well; Original 1840s building consists of three-roomed building to front with [rendered] freestone walls and timber-framed openings. 1926 fabric includes later [rendered] walls with timber-framed openings with timber doors & timber-framed double-hung sash windows, cgi roof and unusual circular chimneys built of 'hollow stone drums' [Stark]. Also stone-lined well	a b e	18490
Daddow Road MOUNT BARKER	Catholic Cemetery; Large cemetery comprising stone and marble head-stones and crosses, and some graves surrounds including cast-iron railings. [Some of had-stone have been relocated to a row adjacent path above former manse.	a c d e	18553
22-24 Luck Street MACCLESFIELD	Catholic Church of St James the Less; Walls constructed of coursed local stone with rendered dressings, buttresses and plinth, cgi gable roof with skillion section to rear with crosses mounted at each gable summit, timber-framed openings with timber doors & timber-framed lancet windows	a c d e f	18472
5 Mann Street MOUNT BARKER	Catholic Church; All facades, roof and walls supporting the roof.	a c d f	16140
Penna Road MACCLESFIELD	Cemetery & Cemetery Reserve (incl. area of significant native vegetation); Cemetery clearing surrounded by strips of significant indigenous bushland including mature trees and supporting understorey. Cemetery has stone and marble gravestones, some surrounds including cast-iron and metal fencing.	a c d e g	18477
3 Nixon Street NAIRNE	Cemetery & tree; Cemetery: large cemetery block with variety of gravestones including marble, stone and granite, with some stone, brick and concrete surrounds, and some cast-iron or metal railings. Tree: Mature eucalypt adjacent Farquarson Road side of cemetery.	a c e g	18614
1 Lemar Close MACCLESFIELD	Chapel, fr Congregational Chapel; Walls constructed of local stone with cut stone blocks for dressings, including shaped voussoirs over lancets and cambered arches, gable roof with gable-roofed vestry [excluding tiled cladding], timber-framed openings with timber doors & timber-framed lancet windows with detailing.	a b c d e f	18478

96 Princes Highway NAIRNE	Chapman's Cottage; Brick or stone buildings dating from before 1960, including brickwork, any surviving stonework, cgi roofs, and timber or metal-framed openings.	a d e f	16244
121 Princes Highway NAIRNE	Chapman's Factory; Substantial exterior brick wall along Princes Highway/Main Street and Bridge Street frontages, constructed of red brick with corbelling, excludes tall section on Bridge Street.	a d	18673
44 Hutchinson Street MOUNT BARKER	Christ Church; All facades, roof and walls supporting the roof.	a b c d e f	16214
58 Princes Highway LITTLEHAMPTON	Church (fr Wesleyan); Walls constructed of local stone with some rendered detailing including parapet gable surmounted by belfry, cgi gable roof with gable porch to front, timber-framed openings with timber doors & timber-framed lancet windows, and date-stone above porch	a c d f	18452
Springs Road MOUNT BARKER	Clearfield Farm , house, fr farmhouse & 3 barns; All facades, roof and walls supporting the roof.	a b d e	16144
5 Daniel Court NAIRNE	Clezy's Barn & Stables; All facades, roof and walls supporting the roof.	a b d e	16150
6 Daniel Court NAIRNE	Clezy's Farm House; All facades, roof and walls supporting the roof.	a b d e	16151
Mail Road HARROGATE	Community Hall; Walls constructed of local stone with stone dressings, cgi gable roof with timber bargeboards, and timber-framed openings with timber doors & timber-framed double-hung sash windows	a c d	18411
Morris Road PROSPECT HILL	Community Post Office; Walls constructed of local stone with red-brick dressings and parapet, cgi roof, timber-framed openings with timber doors & timber-framed windows, and raked cgi verandah with timber posts	a b d e	18690
Princes Highway KANMANTOO	Copper Cottage; Walls constructed of local stone with red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked hipped cgi verandah with timber posts	a d	18429
10 William Street LITTLEHAMPTON	Coppin's Bush Flora Reserve; Block of land of 0.75 hectares bordered by West Terrace, Fulford Terrace, William Street & Darnley Street. Reserve comprises mature indigenous eucalypts with understorey plants including native wildflowers: acacias, grevilleas & banksias, etc.	a c d e f g	18459
29 Murray Street CALLINGTON	Cottage & bake-oven; Walls constructed of [rendered] local stone with red-brick dressings, hipped [tile-profile zincalume] roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys including bake-oven and chimney to rear, and cgi verandah with timber posts	a b d	18325
27 Murray Street CALLINGTON	Cottage & bake-oven; Walls constructed of [rendered] local stone with red-brick dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys including bake-oven and chimney to rear, and cgi o-gee verandah with timber posts and cast-iron brackets [excluding infill and side additions]	a b d	18324

Echunga Road ECHUNGA	Cottage & fr miner's hut (989154; Miner's cottage: timber-framed with wattle-and-daub infill panels and some later cgi cladding, deteriorating hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, and substantial stone chimney with red-brick stack. House is timber-framed with cgi cladding, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, and later cgi verandah with timber posts	a b d	18361
3 Edinborough Street NAIRNE	Cottage & outbuilding, fr Methodist Sunday School; Buildings with hipped cgi roofs, timber-framed openings with timber doors & timber-framed windows, later brick chimney with coursing to top, and later continuous raked cgi verandah with timber posts	a c	18831
8 Burns Street NAIRNE	Cottage & outbuilding; Walls constructed of local stone [partly rendered] with red-brick dressings, hipped cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi verandah with timber posts. Also stone outbuilding to rear with cgi roof and timber-framed openings.	a d	18828
Pain Road HAHNDORF	Cottage & slab barn; Cottage has [rendered] walls with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, [painted] red-brick chimney [excluding later verandah]. Small barn is timber-framed with vertical slab cladding, cgi gable roof and timber-framed openings with timber doors & timber-framed multi-paned window	a b d	18385
25 Princes Highway LITTLEHAMPTON	Cottage (German); [Rendered] walls with steeply-pitched hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimney, and raked cgi verandah with timber posts	a d	18446
21 Edinborough Street NAIRNE	Cottage (stone); Walls constructed of coursed local stone with parapet gables, gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed casement windows, and red-brick chimneys with coursing to top.	a d	18834
38 Princes Highway LITTLEHAMPTON	Cottage (stone); Walls constructed of local stone with parapet gable and [some rendering], gable roofs [excluding zinalume tile-profile cladding], timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi verandah to recessed section of residence [excluding zinalume tile-profile cladding].	a d	18450
13 De Gacher Street NAIRNE	Cottage (stone, mid C19); Walls constructed of local stone with red-brick dressings, hipped cgi gable roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi return verandah with timber posts.	a d	18830
Wellington Road WISTOW	Cottage, (Stokes); [Rendered] walls, cgi gable roof, timber-framed openings with timber doors & high timber-framed windows, and a raked cgi verandah with timber posts and later timber detailing and railings.	a c e	18702
Morning Star Road WISTOW	Cottage, former Police Station; Walls constructed of coursed blocks of local stone with larger stone quoins and timber lintels over openings, a cgi gable roof with timber barge-boards, and timber-framed multi-paned windows	a d	18699

15 Princes Highway LITTLEHAMPTON	Cottage, former school (brick with slate roof); Walls constructed of locally-manufactured bricks with a hipped slate roof, timber-framed openings with timber doors & timber-framed windows, and red-brick chimneys with coursing to top	a c d	18445
13 Princes Highway LITTLEHAMPTON	Cottage, fr Daly's Cottage (brick with circular chimneys); Walls constructed of local red-brick with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed multi-paned casements, circular red-brick chimney, and raked cgi verandah with timber posts	a d	18444
Morris Road PROSPECT HILL	Cottage, fr James Cottage; Walls constructed of wattle & daub with sapling frame (partially rendered), projecting chimneys, cgi roof hipped at one end and gabled at the other with skillion section to rear, timbe--framed openings with timber doors & timber-framed windows.	a c	18691
Mine Road (off) KANMANTOO	Cottage, fr Miners' Cottage; Walls constructed of local stone with parapet gable with red-brick coping, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & multi-paned timber-framed double-hung sash windows, and red-brick chimneys with coursing to top	a b d e	18419
5 Montefiore Street CALLINGTON	Cottage, fr miners cottage; Walls constructed of local stone with stone dressings, cgi-clad timber-shingle gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows [front windows replaced], red-brick chimney, and raked cgi verandah with timber posts	a b d	18369
3 Commercial Street NAIRNE	Cottage, fr Shakes Cottage; Walls constructed of local stone with remnant thatched gable roof with cgi covering, and timber-framed openings with timber doors & timber-framed windows.	a b d e	18829
32-36 North Terrace CALLINGTON	Cottage, fr Spinks cottage & tank; Walls constructed of local stone with stone dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, stone and red-brick chimney, and later cgi verandah with timber posts. Also large stone-walled water-tank to rear	a b d	18330
Mine Road (off) KANMANTOO	Cottage, hut & dairy; House: walls constructed of local stone with parapet gable and cgi gable roof, timber-framed openings with timber doors & timber-framed windows, and cgi verandah with timber posts. Hut: timber-framed with timber weatherboard cladding, cgi gable roof with timber-framed openings, timber doors & timber-framed windows, and bull-nose cgi verandah with timber posts. Dairy: walls constructed of local bricks with some weatherboard cladding to gable end, cgi gable roof and timber-framed openings	a b d	18420
12 Hampden Road MOUNT BARKER	Cottage; [Painted] walls constructed of local stone with cgi gable roof with skillion section to rear, and timber-framed openings with timber doors & timber-framed windows	a d	18577
55 Venables Street MACCLESFIELD	Cottage; [Painted] walls constructed of local stone with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and an o-gee cgi verandah with timber posts [excluding infill]	a d	18297
21 Hack Street MOUNT BARKER	Cottage; [Rendered] walls constructed of local stone with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows to front and	a d	18573

	casements to rear, red-brick chimneys with coursing to top, and convex cgi verandah with timber posts and later central gablet with finial		
25 Hack Street MOUNT BARKER	Cottage; [Rendered] walls constructed of local stone with hipped roof [excluding modern tile cladding], timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts.	a d	18574
7 Newland Street MOUNT BARKER	Cottage; [Rendered] walls constructed of local stone with red-brick dressings, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed multi-paned casement windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts	a b d	18604
5 Newland Street MOUNT BARKER	Cottage; [Rendered] walls constructed of local stone with red-brick dressings, hipped cgi roof with skillion section to rear [excluding later front-facing projecting hipped section to front and later verandah], timber-framed openings with timber doors & timber-framed windows including some casements to rear, and red-brick chimneys with coursing to top	a b d	18603
67 North Road NAIRNE	Cottage; All facades, roof and walls supporting the roof.	a d	17245
46 Adelaide Road MOUNT BARKER	Cottage; All facades, verandah, roof and walls supporting the roof.	a d	16124
50 Adelaide Road MOUNT BARKER	Cottage; All facades, verandah, roof and walls supporting the roof.	a d	16125
7 Hack Street MOUNT BARKER	Cottage; All facades, verandah, roof and walls supporting the roof.	a d	16136
9 Hack Street MOUNT BARKER	Cottage; All facades, verandah, roof and walls supporting the roof.	a d	16137
24 North Road NAIRNE	Cottage; All facades, verandah, roof and walls supporting the roof.	a d	16154
Joseph Road BLAKISTON	Cottage; Cottage Stone walls with red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed multi-paned casement windows, and red-brick chimneys	a d	18307
97 Princes Highway NAIRNE	Cottage; House: walls constructed of coursed blocks of stone with red-brick dressings and detailing, louvred and gabled cgi roof, timber-framed openings with timber doors & timber-framed windows [excluding boardings], and red-brick chimneys. Barn: timber-framed barn with timber and cgi cladding, timber detailing, cgi gable roof with projecting gabled louvre along ridge, and timber-framed openings.	a d e	16245
28 Luck Street MACCLESFIELD	Cottage; ID 784[Painted & rendered] walls with cgi gable roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimney, and continuous raked cgi verandah with timber posts.	a d	18473
27 Hack Street MOUNT BARKER	Cottage; Walls constructed of [painted] local stone with red-brick dressings, hipped cgi roof with front-facing gable, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with coursing to top, and cgi verandah with timber posts	a d	18575

4 Hawthorn Street DAWESLEY	Cottage; Walls constructed of [rendered] local stone, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows, brick chimneys, and continuous cgi verandah with timber posts	a b d	18340
12 North Road NAIRNE	Cottage; Walls constructed of coursed local stone with [rendered] red-brick dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and hipped concave cgi verandah with timber posts.	a d	18615
Fidler Lane WISTOW	Cottage; Walls constructed of coursed local stone with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, [painted] red-brick chimneys with coursing to top, and bull-nose cgi verandah with timber posts.	a d	18696
62-64 Venables Street MACCLESFIELD	Cottage; Walls constructed of coursed local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, and red-brick chimney with coursing to top	a d	18298
79 Princes Highway NAIRNE	Cottage; Walls constructed of local stone with [painted] red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, cellar openings and central steps	a d	18624
2-4 McNicol Lane NAIRNE	Cottage; Walls constructed of local stone with [projecting rendered] dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimney with coursing to top, and later bull-nose cgi verandah with timber posts.	a d	18612
13 Cunliffe Street MACCLESFIELD	Cottage; Walls constructed of local stone with a cgi roof, timber framed openings with timber doors and timber framed casement windows (excluding modern verandah).	a d	18464
11 Hack Street MOUNT BARKER	Cottage; Walls constructed of local stone with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts	a d	18572
Fidler Lane WISTOW	Cottage; Walls constructed of local stone with hipped cgi roof, and timber-framed openings with timber doors & timber-framed windows.	a b	18697
9 Newland Street MOUNT BARKER	Cottage; Walls constructed of local stone with red-brick dressings, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed multi-paned casement windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts	a b d	18605
Echunga Road ECHUNGA	Cottage; Walls constructed of local stone with red-brick dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with molded coursing to top, and later cgi verandah with timber posts	a d	18486
Harrogate Road BRUKUNGA	Cottage; Walls constructed of local Watts bricks, Watts' brick chimneys and coursing, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and raked cgi verandah with timber posts [excluding later infill].	a d	18836

28-30 Adelaide Road MOUNT BARKER	Cottages; All facades, verandah, roof and walls supporting the roof.	a d	16121
Plantation Road KANMANTOO	Crofton-house & farm buildings (hair); 19th-century buildings all have walls constructed of local stone with some timber lintels, cgi roofs, timber-framed openings. Also original timber detailing including timber sections to barns and early cottage. Also stone threshing floor.	a b d e	18423
62 Princes Highway NAIRNE	Crooked Billett Hotel; All facades, verandah, roof and walls supporting the roof.	a b d	18622
31 Mann Street MOUNT BARKER	Croquet Club; All original fabric including timber frame. timber detailing, weatherboard cladding, cgi louvre roof with added gable and skillion, timber bargeboards, and original windows	a c d	18596
Goolwa Road BULL CREEK	Culvert-Cattle Arch; Stone-walled and -lined culvert including stone arch [excluding later concrete walling	a b c d	18319
Princes Highway KANMANTOO	Curved stone wall; Wall constructed of local stone along a shallow curve near creek	a b c	18424
8 Mann Street MOUNT BARKER	CWA Hall; All facades, roof and walls supporting the roof.	a c	16215
Dalebank Court BLAKISTON	Dalebank - house & outbuilding; Stone walls with brick dressings, cgi roofs, timber-framed openings with timber doors and timber-framed double-hung sash windows, red-brick chimneys, & cgi verandah with timber posts.	a d	18304
Monteith Court MOUNT BARKER	Dalmeney Park - house, stables & dairy 070 171; House: walls constructed of local stone with blocks of pinkstone for dressings, hipped cgi roofs with skillion sections to sides, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts. Stables including coach-house: walls constructed of local stone with red-brick dressings, hipped cgi roof, and timber-framed openings with timber doors. Barn including dairy: walls constructed of local stone with stone dressings and some timber-team lintels, cgi gable roof and timber-framed openings including timber doors.	a b d e f	18598
Aldgate-Strathalbyn Road FLAXLEY	Davenport Cemetery; Cemetery clearing amongst stand of substantial eucalypts, including some remaining headstones and grave surrounds.	a b c e	18494
15 - 19 Venables Street MACCLESFIELD	Davenport Square; Public open space including trees.	a c d e f	18484
39-41 Princes Highway NAIRNE	Detached Shop; All facades, roof and walls supporting the roof.	a d	16225
Jury Road DAWESLEY	Doiran Park - house; House has walls constructed of local stone with [rendered] dressings, cgi gable roofs with skillion sections to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys [some painted].	a b d	18341

Lot 51 Norris Road LITTLEHAMPTON	Dotheboy's Hall; All facades roof and walls supporting the roof.	a d e	16220
104 Princes Highway NAIRNE	Dove Cottage; Walls constructed of local stone with later modifications to double gable roof, timber-framed openings with timber-framed multi-paned windows, stone brick chimneys one with coursing to top, and later raked cgi verandah with timber posts.	a d e	18672
24 Victoria Street HAHNDORF	Dueball's house; Walls constructed of coursed local stone with cgi gable roof, timber-framed openings with timber doors & timber-framed windows [excluding later enlarged front windows], and red-brick chimneys	a d	18388
11 Druids Avenue MOUNT BARKER	Dumas House; All facades, roof, walls supporting the roof and mature English Oak tree (Quercus Robur) located approximately 10 metres to the north of the dwelling.	a e f g	16132
13 Mann Street -47 Hutchinson St MOUNT BARKER	Dunn Memorial Church Hall, Belltower & fence; Original 1851 Chapel, mid19th century two storey stone, addition to rear of chapel and bell tower, constructed of red brick with render "early English detailing" and a tiled gable roof with timber barge boards and louvres. Fencing includes stone walls with stone coping and cast iron infill. Excludes later additions to Church Hall.	a b c d	18594
Aldgate-Strathalbyn Road ECHUNGA	Echunga Cemetery & surrounds; Cemetery: late-19th and early-20th-century gravestones including grave surrounds. Cemetery 'surrounds' consisting of significant woodland including indigenous trees and understoreys	a c d e g	18353
Echunga Road ECHUNGA	Echunga Primary School; Walls constructed of red bricks with half-hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, and projecting red-brick chimneys	a c	18360
32 Adelaide Road ECHUNGA	Echunga Uniting Church fr new Church; Walls constructed of local stone with red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed lancet windows, red-brick buttresses with capping, and timber detailing to gable ends.	a c d f	18351
Yunkunga Road WISTOW	Eden Park - outbuilding, school & residence; School: walls constructed of coursed blocks of local stone with [painted] red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, iron chimney flues with caps, and later timber-framed porch with weatherboard cladding. School residence: walls constructed of coursed blocks of local stone with [painted] red-brick dressings, hipped louvre cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts and detailing. Outbuilding: walls constructed of local stone with red-brick dressings, hipped cgi roof, and timber-framed openings with timber doors & timber-framed double-hung sash windows.	a b d	18704
2 Watson Street MACCLESFIELD	Fairview - house, outbuilding & barn; Walls constructed of local stone with cut stone blocks for dressings, including shaped voussoirs over lancets and cambered arches, gable roof with gable-roofed	a b d e	18515

	vestry [excluding tiled cladding], timber-framed openings with timber doors & timber-framed lancet windows with detailing		
Goolwa Road BULL CREEK	Farm - house,cottage & stone barn; This farm complex includes the original c1850s cottage, the later larger farmhouse, and a stone barn. Significant fabric of house and cottage includes stone walls with red-brick dressings and timber detailing, hipped cgi roofs, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and concave cgi return verandah with timber posts. Barn is a stone building with red-brick dressings, cgi gable roofs, timber-framed openings with timber door & timber-framed windows.	a b d	18320
Lot 10 Government Road KANMANTOO	Farm Complex (Gehriches); Stone walls with cut stone dressings including some parapet gables, cgi gable roofs with skillion section to rear (house), timber-framed openings with timber doors & surviving timber-framed windows, red-brick chimneys, and cgi verandah with timber posts	a b d e	18416
Williams Road MOUNT BARKER SPRINGS	Farmhouse & barn, E of Williams Rd; Farmhouse: walls constructed of local stone with cgi louvre roof with side gable, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing and metal flue extensions to top, and bull-nose verandahs with timber posts. Barn with loft: walls constructed of local stone with cgi gable roof with gable section to side at rear, timber-framed openings with timber doors & timber-framed windows.	a d	18825
Shady Grove Road PARIS CREEK	Farmhouse (Aystevale); Walls constructed of coursed local stone with projecting stone chimney, cgi gable roof, timber-framed openings with timber doors & timber-framed casement windows, and a later continuous raked cgi verandah with timber posts	a e	18685
Shady Grove Road MACCLESFIELD	Farmhouse, Grove Park; Rendered walls constructed of wattle-and-daub with hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, substantial external red-brick chimneys with coursing to top, and raked cgi verandah with timber posts	a d	18479
Nitschke Road LITTLEHAMPTON	Faversham, house & barn; Stone cottage with cut-stone dressings, cgi gable roof continuing to raked verandah on timber posts and skillion-roofed stone extension to rear, [painted] red-brick chimneys, timber-framed openings with timber doors & timber-framed multi-paned casement windows. Three-level barn-dairy has stone walls with red-brick dressings and free-stone extension, timber lintels over openings, cgi gable roof with skillion to extension, timber-framed openings including timber door and loft window, and timber detailing including stairs to entrance and bargeboards.	a d	18439
Gum View Road MEADOWS	Fingerboard Corner Bridge; Bridge consisting of stone abutments and substantial central slanting girder constructed of coursed local stone [excluding later concrete road overpass]	a c d	18518
88 Princes Highway NAIRNE	Fire Station; Walls constructed of red-brick with parapets and metal framed doors with fixed multi-paned windows	a d e	18625
1 Stephenson Road MOUNT BARKER	First High School Building; All facades, verandah, roof and walls supporting the roof.	a b c d	16145

Aldgate-Strathalbyn Road FLAXLEY	Flaxley Uniting Church, fr Methodist; Walls constructed of local stone with cgi gable roof, timber-framed openings with timber doors & timber-framed windows with half-round arches above, and a gable-roofed porch with date-stone above	a c d	18496
Brookman Road Cnr Brookman Rd & Harvey Rds JUPITER CREEK	Foresters House, Kuitpo Headquarters; Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, and cgi bull-nose return verandah with timber posts	a b c e	18434
22-28 Hutchinson Street MOUNT BARKER	Former Baptist Church; All facades, roof and walls supporting the roof.	a b c f	16212
81 Princes Highway NAIRNE	Former Blacksmiths Shop & Undertakers; All facades, roof and walls supporting the roof.	a c d e	16236
87 Princes Highway NAIRNE	Former Butchers Stables; All facades, roof and walls supporting the roof.	a d e	16240
Daddow Road MOUNT BARKER	Former Catholic Presbytery (incorporating Father O'Brien's Hut & fr Josephine's Convent to the rear.); Two buildings, all facades, verandah, balcony, roofs and walls supporting the roofs.	a d e f	16129
10 Mann Street MOUNT BARKER	Former Council Chambers; All facades, roof and walls supporting the roof.	a c d	16141
6 Pridmore Terrace MOUNT BARKER	Former Globe Hotel slate rainwater tank; All facades, verandah, roof and walls supporting the roof.	a c d	16143
54 Mawson Road MEADOWS	former Kondoparinga District Council Chambers, to rear of fr Institute; Walls constructed of coursed local stone with [painted] red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed divided double-hung sash windows, and red-brick chimney with coursing to top	a c d e	18527
Wellington Road MOUNT BARKER	Former Lord Nelson Hotel; All facades, roof and walls supporting the roof.	a b c d e	16147
94 Princes Highway NAIRNE	Former Police Station; All facades, verandah, roof and walls supporting the roof.	a d	16243
40-42 Adelaide Road MOUNT BARKER	Former Primary School; Two buildings, all facades, roofs, and walls supporting the roofs.	a c d f	16188
4 De Gacher Street Princess Highway, Lower Nixon Street NAIRNE	Former Railway Station Group, attached cottages, shed & water tank; All facades, verandah, roof and walls supporting the roof.	a c d e f	16221
2 Dutton Road MOUNT BARKER	Former Railway Station Group, station, shed, tank & standpipe; All facades, verandah, roof and walls supporting the roof of the station building and all stone walls and supporting roof structure of the goods shed.	a c d e f	16201

5-7 Pridmore Terrace MOUNT BARKER	Former Ramsay Foundry; All facades, verandah, roof and walls supporting the roof.	a c d e	16142
2 Thomas Street NAIRNE	Former Tannery; All facades, roof and walls supporting the roof.	a c d	16156
Wistow-Strathalbyn Road BUGLE RANGES	Fr Bugle Ranges School; School building constructed of freestone rubble with good quality stone detailing including flat arches over openings, parapet gables with coping, projecting sills, cgi gable roof, red-brick chimney, timber-framed openings, timber doors and timber-framed, multi-paned, double-hung sash windows	a c d	18318
7 Adelaide Road ECHUNGA	fr Coaching Station; Buildings constructed of coursed local stone with stone and red-brick dressings, parapet walls to stable and coach station, with the latter having a rare curved roofline and projecting coping. Hipped and skillion cgi roofs, timber-framed openings with timber doors & timber-framed double-hung sash windows, rendered red-brick chimneys, and cgi verandahs with timber posts	a b c d e f	18347
35 Venables Street MACCLESFIELD	fr Dancker shop & residences, Greensleeves Gallery; Stone walls of residence, cottage & shop, slate and cgi roofs, verandahs with timber posts, all timber openings including doors and windows, & original roof and ceiling to cottage	a d e f	18402
7 Parin Street MACCLESFIELD	fr General Store (JJ O'Malley); Walls constructed of coursed blocks of local stone with [painted] red-brick dressings, hipped and gabled cgi roofs, timber-framed openings with timber doors & timber-framed casements, French doors and double-hung sash windows, and red-brick chimneys with coursing to top. Also of interest: timber post & rail fencing and tree-trunk trough moved from other farm locations	a c d	18476
Woodside Road NAIRNE	fr grain-store (Mills); Walls constructed of local stone with some sections of Watts' bricks, cgi gable roof and timber-framed openings	a e	18678
Woodside Road , Hay Valley NAIRNE	fr hay Valley chapel & cemetery; Walls constructed of coursed blocks of local stone with stone-block dressings and projecting date-stone above porch, cgi gable roof with central gabled porch to front, and timber-framed openings & timber-framed lancet windows. Also cemetery with surviving 19th- century gravestones and surrounds	a b d e	18679
54 Mawson Road MEADOWS	fr Institute; [Painted] walls with red-brick dressings and detailing including parapet and moulded coursing, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked, hipped, cantilevered cgi window hoods with timber detailing	a c d f	18526
1-3 Adelaide Road (cr High) ECHUNGA	fr Institute; Walls constructed of [painted] local stone with rendered dressings including half-round arches over front-facing openings and parapet with moulded coursing, cgi gable roof with hip section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows.	a c f	18346

	[Significant fabric does not include inappropriate 20th-century façade, modern parapet, verandah and coverings to front and sides]		
Cattle Route Road cnr Mount Summit Rd MOUNT BARKER SUMMIT	fr Kavanagh Farm - dairy & barn; Dairy: walls constructed of local stone with cgi gable roof with skillion section to rear [excluding zincalume tile-profile cladding], and timber-framed openings with timber doors & timber-framed windows. Barn: walls constructed of local stone with cgi gable roof with skillion section to rear, and timber-framed openings with timber doors & timber-framed windows.	a d f	18552
59 Auricht Road HAHNDORF	Fr Lubasch House, kitchen, bake-oven & wisteria; Three associated separate buildings constructed of local rubble stone [part rendered] with cgi gable roofs [front building hipped at one end], timber-framed openings with timber doors & timber-framed casement windows, corbelled bake-oven with smokehouse, and red-brick chimneys. Also, early wisteria plant.	a b d e g	18497
47 Hutchinson Street (cnr Mann St) MOUNT BARKER	fr Methodist Kindergarten; Red-brick walls including detailing; cgi roofs; timber detailing including bargeboards and verandah friezes, posts and brackets; timber frames to openings; timber windows and doors; projecting coping, and drip-moulds over lancet windows; identifying label to gable (including drip-mould); stone perimeter wall; and cast-iron fencing	a c d e	18581
11 Montefiore Street CALLINGTON	fr Miners cottage & fr bank; Walls constructed of [rendered] local stone, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows (some modernised), [rendered] red-brick chimneys, and later cgi concave verandah with timber posts	a c d	18373
Morning Star Road WISTOW	fr Morning Star Hotel & stone walls; Walls constructed of local stone with some red-brick dressings, hipped cgi roof with some gables and a louvre section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi return verandah with timber posts	a b c d e	18700
71 Mawson Road MEADOWS	fr Oddfellows Hall; Walls constructed of local stone with cut-stone dressings including shaped voussoirs over cambered-arch-topped openings and some red-brick detailing to rear, cgi gable roof [excluding later timber detailing to gable], metal ties and braces, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows, and red-brick chimney with coursing to top	a b c d	18532
14 Montefiore Street CALLINGTON	fr Phillips store & residence, cellar, barn & walls; Store Walls constructed of stone, red brick dressing and hipped cgi roof, timber lintels and hipped cgi roof. Features include timber-framed openings and a stone chimney. Limestone boundary wall connecting to the mid-19th-century section at the rear of the 1898 shop.; an early section to rear with timber lintels and timber-framed openings, shop windows to front, timber-framed openings to front, and a concave cgi verandah with timber posts. Rear store room stone building with cgi gable roof and timber-framed openings. Stone with a cgi gable roof and timber-framed openings.	a d e	18374

10 Railway Place MOUNT BARKER	fr Presbyterian Manse; [Rendered] walls constructed of local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi return verandah with timber posts	a d	18606
30 Venables Street MACCLESFIELD	fr School, Outbuilding & oak tree; School: walls constructed of coursed blocks of local pink-stone with stone voussoirs over cambered arch-topped openings, cgi gable roof, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows. WC: walls constructed of local stone with red-brick dressings and cgi skillion roof [excluding concrete block walling]. Tree: Mature oak tree to rear of school.	a b c d g	18397
26 Venables Street MACCLESFIELD	fr Schoolmaster's House (1898); [Painted] walls constructed of picked local stone with red-brick dressings including projecting coursing, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and hipped bull-nose cgi verandah with timber posts	a	18395
78 Mawson Road MEADOWS	fr Shop, Post Office & School, & shed; House: Walls constructed of coursed local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and later cgi bull-nose verandah with timber posts. Shed: Timber-framed walls comprising substantial timbers with timber-slab and cgi cladding, and cgi gable roof	a b c d	18535
Nursery Road KANMANTOO	fr St Thomas' Catholic Church, outbuilding & stone wall; Walls constructed of random coursed local stone with red-brick dressings, cgi gable roofs with skillion section to rear, timber-framed openings with timber doors & timber-framed lancet windows. Also stone outbuilding with cgi roof and timber-framed openings, and stone boundary wall	a c d	18422
1 Mann Street , (cnr Gawler St) MOUNT BARKER	fr Stationmaster's House; Original masonry including stone walls, brick dressings and detailing, hipped cgi roof, hipped bull-nose verandah including posts and detailing, red-brick chimneys, and timber frames to openings including timber doors and double-hung sash windows.	a d	18593
6 Albert Place MOUNT BARKER	fr Store & barn (Heinrich's House); Two buildings, all facades, verandah, roofs and walls supporting the roofs.	a d e	16126
37 Venables Street MACCLESFIELD	fr Store, Telegraph Station & Post Office, Hartley Dixons Store; Walls constructed of coursed local stone with tooled squared blocks and parapet with mouldings to façade, hipped slate roof, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows, stone chimneys with red-brick coursing to top, and concave cgi verandah with timber posts	a b c d e	18404
6 Parin Street MACCLESFIELD	fr Storeroom (JJ O'Malley); Walls constructed of large squared blocks of coursed local pink stone with [painted] red-brick dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed, multi-paned double-hung sash windows, external stone bake-oven chimney with red-brick stack, also red-brick chimney with coursing, and raked cgi verandah with timber posts	a c d	18475

21 Church Street HAHNDORF	fr Stempel House; Walls constructed of local stone with red-brick dressings including coursing, hipped roof [excluding tile-profile zincalume cladding] with skillion section to rear, timber-framed openings with timber doors & timber-framed casement (side) and double-hung sash (front) windows, red-brick chimneys, and hipped verandah with timber posts [excluding cladding and infill].	a e	18500
7a Druids Avenue MOUNT BARKER	Fr Teakle's Corner Store; All facades, verandah, roof and walls supporting the roof.	a c d	16131
Harrogate Road BRUKUNGA	fr Watts Brickworks (chimney) & tunnel; Rectangular brick chimney with metal banding and bracing at regular intervals. Also any surviving remnants of associated tunnel under road	a c d e f	18837
29 Hutchinson Street MOUNT BARKER	Freemason's Building, former Primitive Methodist Chapel; All facades, roof and walls supporting the roof.	a b c d e f	16139
34-36 Murray Street CALLINGTON	Garage, fr Tavistock Hotel (1859-8); [Rendered] building with some surviving original stonework, original timber lintels, some timber detailing including to openings and cgi gable roof. [20th-century parapeted façade is not included in the significant fabric].	a c	18326
69 Mawson Road MEADOWS	General store & residence (c1950s); [Rendered] walls including detailed parapet to shop, hipped cgi roofs, timber-framed openings with timber doors & timber-framed windows, and rendered chimney	a c d	18531
32 Venables Street MACCLESFIELD	General Store & residence; [Rendered] walls constructed of local stone, cgi gable roof, and timber-framed openings with timber doors & timber-framed windows.	a c	18399
Lot 23 Nitschke Road LITTLEHAMPTON	Glen View, original house, stable & farm buildings; Stone walls with timber lintels & red-brick dressings, cgi hipped and gable roofs, timber-framed openings with timber doors & timber-framed windows (including dormers), redbrick chimneys, stone cellar beneath early cottage, and cgi verandah with timber posts. Excludes recent joinery	a b d	18438
Stamps Road BUGLE RANGES	Glenella, house, barn & garden; House: [rendered] stone walls, hipped roof [excluding later tiles], timber-framed openings with timber doors and windows, [painted] red-brick chimneys. Barn: stone walls with red-brick dressings, timber lintels, cgi gable roof and timber-framed openings.	a d	18317
Shobbrooks Road MACCLESFIELD	Glenhurst; [Rendered] walls constructed of local stone with red-brick dressings, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, & red-brick chimneys.	a d e	18493
Darby Road PAECHTOWN	Glenmona, 3 level house, cottage & barn (aka Glendarra); Three-level loft-house with stone cellar, [rendered] walls, half-hipped cgi roof, timber-framed openings with timber doors & timber-framed casement windows including loft window, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts. Later two-storey cottage: walls constructed of local stone with red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed windows, and red-brick chimneys. Barn: pegged and braced timber barn with timber-slab drop-slot infill, including	a d	18687

	timber-framed cgi-clad addition with internal slab partition and loft floor. Timber frames are split and adzed, with slabs being pit sawn		
71-73 Princes Highway LITTLEHAMPTON	Great Eastern Hotel; [Rendered] walls with cgi gable roof, and timber-framed openings with timber doors & timber-framed windows	a c f	18455
Wellington Road WISTOW	Greenbank Monument (Sundial); Four-sided round-topped monument with plaques to front and a sundial to top, also including wheel from original stripper.	a c d	18701
Lot 3 Springs Road MOUNT BARKER	Greengables - house, dairy, bakehouse, barn & shed (Scarborough); House: walls constructed of local stone with stone dressings with some stone voussoirs over flat-arch openings, hipped cgi roof with various hipped and gabled additions, timber-framed openings with timber doors & timber-framed windows including early multi-paned casements and later double-hung sashes, stone chimneys with one row of coursing near top, also including kitchen and projecting chimney to rear. Attached dairy: walls constructed of local stone with red-brick dressings, cgi gable roof and timber-framed openings with timber doors & timber-framed windows. Bake-house: walls constructed of local stone with some red-brick sections, cgi gable roof, timber-framed openings with timber doors & timber-framed windows, and a projecting chimney with [rendered] stack. Barn: timber-framed with some timber-slabs and mostly cgi cladding, including tree-branch framing to additions and cgi gable roof. Shed: timber-framed using saplings for roof timbers, hipped cgi roof and cgi cladding and timber-framed openings. Tree: Several-hundred-year-old river red gum located between the pioneer house and barn.	a b d e g	18501
1 Angus Road (cr Church Hill Rd) ECHUNGA	Hagen Arms Hotel; Walls constructed of local stone with [rendered] red-brick dressings, surviving brick parapets, cgi roof, timber-framed openings with timber doors & timber-framed windows, & red-brick chimneys. [The 1928 roof structure with its gable and continuous verandah-line detracts from the 1857 character of the building]	a c d f	18354
Echunga Road HAHNDORF	Hahndorf Cemetery; Large public cemetery including marble and stone monuments, headstones, brick and concrete grave surrounds and some metal railing	c e	18380
Harrogate Road HARROGATE	Harrogate Cemetery; Large open clearing with dozens of stone (mostly marble) gravestones, and some early cast-iron railings, some with low walls or plinths	a c d e	18408
18 Hawthorn Road MOUNT BARKER	Hawthorn Farm; All facades, verandah, roof and walls supporting the roof.	a d e f	16209
Aldgate-Strathalbyn Road MYLOR	House "Warrakilla", fr Wheatsheaf Inn; Original 1842 hotel constructed of tuck-pointed river pebbles with hipped cgi roof and timber-framed openings. 1882 mansion is constructed using sandstone (façade), coursed bluestone (rear) with rendered red-brick dressing with Italianate detailing, red-brick chimneys, timber-framed openings, timber doors and timber-framed double-hung sash windows	a d e f	18300
Windsor Avenue HAHNDORF	House & cottage; House: [rendered] walls with half-hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed casement [some replaced with louvres], red-brick	a b d	18391

	chimneys, and raked cgi verandah with timber posts to front and back. Cottage: walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts		
Nicol Road BULL CREEK	House & Farm Complex; Extended house constructed of local stone with finely-detailed brickwork to openings (including voussoirs of bricks on edge over cambered arches), cgi gable roof with parallel gable roof to rear and skillion-roofed stone section to LHS, red-brick chimneys, and timber-framed openings with timber doors & timber-framed double-hung sash windows. There are two doors with fanlights to the front of the house, and a board door with timber lintel to the skillion addition, which also has cut-stone dressings. This may have been an early smithy	a b d	18363
Bollen Road MOUNT BARKER	House & fr Cemetery Fairfield (Regency Farm, May); Walls constructed of local stone with hipped cgi gable roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi return verandah with timber posts. Also concrete and stone monument with inlaid plaque and surviving fragments of Quaker cemetery headstones	a b d e	18549
7 Luck Street MACCLESFIELD	House & fr Robinsons Smithy, Tonkin's Store; Walls constructed of local stone with red-brick dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, and concave cgi verandah with timber posts, balustrade, decking and steps	a b c d e	18470
5 Luck Street MACCLESFIELD	House & fr storeroom; [Painted & rendered] walls with cgi gable roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimney, and continuous raked cgi verandah with timber posts.	a d	18469
27 Mill Street cnr Flaxman St MEADOWS	House & original cottage (Luffman,gardener); Cottage: two-roomed cottage with [rendered] walls, cgi gable roof, timber-framed openings with timber doors & timber-framed windows, and projecting rendered chimney to end wall. House: walls constructed of coursed blocks of local stone with [painted] red-brick dressings, vented-gable hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, and raked cgi return verandah with timber posts	a b d	18542
2 Princes Highway LITTLEHAMPTON	House & outbuildings, fr bakery; [Painted] walls with hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts. Also stone ruins and walls to rea	a b c d	18441
6 Church Hill Road ECHUNGA	House & Outbuildings, fr Police Station, cells & stables; Walls constructed of local stone with stone and red-brick dressings (including some particularly-fine brickwork over cambered arches) and some parapets with coping atop upper skillion walls, hipped cgi roof with skillion section to rear (police station) and cgi skillion roofs to cells and stables, timber-framed openings with timber doors & timber-framed double-hung sash windows with some reinforced fanlights, red-brick chimneys, and cgi verandah with timber posts	a c d e f	18357

Back Callington Road CALLINGTON	House & outbuildings, fr row of railway cottages; Walls of local stone with red-brick dressings including cambered arches over openings, hipped cgi roofs, timber-framed openings with timber doors & timber-framed double-hung sash windows, & red-brick chimneys. Outbuildings are stone with red-brick dressings, raked cgi roofs and timber-framed opening	a b d e	18364
19 Church Hill Road ECHUNGA	House & Outbuildings, fr School & house; School: walls constructed of local stone with stone plinth, red-brick dressings [rendered to sides], cgi gable roof, timber-framed openings with timber doors & timber-framed double-hung sash windows. House: walls constructed of local stone with [rendered] red-brick dressings and projecting coursing, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, and hipped concave cgi verandah with timber posts	a c d f	18358
Princes Highway KANMANTOO	House & Restaurant, fr Britannia Hotel; [Painted] walls constructed of local stone including brick-detailed parapet to former shop, hipped cgi roofs with hipped section to rear, timber-framed openings with timber doors & timber-framed windows, [painted] chimneys with coursing to top, and cgi verandahs with timber posts	a c d	18431
83 Mawson Road MEADOWS	House & wall; Walls constructed of coursed local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts. Also boundary wall constructed of local stone with rounded top and red-brick dressings at entry.	a d	18538
Longvalley Road WISTOW	House (c1870's stone); Walls constructed of large blocks of coursed local stone with red-brick dressings, hipped cgi louvre roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with coursing to top, and a bull-nose cgi return verandah with turned timber posts.	a b d	18698
19 Cunliffe Street MACCLESFIELD	House (fr Church Meeting place); Walls constructed of local freestone with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors, timber sills & multi-paned casement windows, [painted] red-brick chimneys. [Significant fabric excludes later verandah & infill]	a d	18466
Walker Street MACCLESFIELD	House (Haenke); Walls constructed of local stone with timber lintels over openings, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, and raked cgi verandah with timber posts	a d	18514
Little Dublin Road NAIRNE	House (mid C19, Ryder Kain); House: walls constructed of mud and local stone with hipped cgi roof over original timer-shingles, stone chimney with coursing to top. Excluding window joinery, verandah and outbuildings and other structures.	a b d e	18611
10 Mill Street MEADOWS	House (Parker); Walls constructed of local stone with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and cgi return verandah with timber posts	a b d	18541

15A Edinborough Street NAIRNE	House (rendered) & barn (stone), fr Methodist manse; House; walls constructed of (rendered) local stone with gable roof (excluding later cladding), timber-framed openings with timber doors & timber-framed windows, and (rendered) chimneys with some coursing.	a b d f	27701
82 Mawson Road MEADOWS	House (Simpson, 1860s); [Painted] walls constructed of locally-manufactured porous red-bricks (from Potty Smith's brickworks, the pug-holes of which survive at no. 7 Mawson Rd) with some timber lintels to rear, steeply-pitched hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows to front and casements to side, and raked cgi return verandah with timber posts.	a b d	18537
10-12 Montefiore Street CALLINGTON	House(Rainsford), fr shop & residence, fr bank; Walls constructed of [painted] local stone with red-brick dressings including coursing to ornamental parapet gable with flanking pillars, hipped cgi roof, timber-framed openings with timber doors, and timber-framed windows including shop windows, red-brick chimneys, and cgi concave verandah with timber posts and timber detailing	a c d	18372
31 Mill Street MEADOWS	House(timber-frame, Haddock, Sam Smith); Timber-framed cottage with cladding of upright timber panels, hipped cgi roof, timber-framed openings with timber doors & timber-framed multi-paned casement windows, and raked cgi verandah with timber posts	a d	18543
14-16 Hawthorn Road MOUNT BARKER	House, Adlooka & Hedge; All facades, verandah, roof and walls supporting the roof.	a d e	16208
19 Montefiore Street CALLINGTON	House, former bakery & residence (Marshman); Walls constructed of [painted] local stone with red-brick dressings including coursing and parapet gable, hipped (shop) and gable (residence) cgi roofs, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and later cgi verandahs with timber posts	a c d	18375
Church Road HARROGATE	House, former Bible Christian Chapel; Walls constructed of dark local stone [painted at front] with cut-stone flat-arch voussoirs above openings, cgi gable roof with gable porch to front, and timber-framed openings with timber doors & timber-framed windows	a c d	18407
57 Mawson Road MEADOWS	House, fr Anglican Rectory; Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and cgi bull-nose return verandah with timber posts	a d	18529
4-6 Bower Street DAWESLEY	House, fr Bacon Factory; Walls constructed of local stone with local 'Watts'-brick dressings, cgi gable roof with skillion section to side, timber-framed openings including rounded arch over loft window, multi-paned dormer windows, timber doors & timber-framed windows	a b c d	18335
Aldgate-Strathalbyn Road HAHNDORF	House, fr Biggs Flat-Echunga Goldfields School; Walls of roughly squared, random-coursed, dressed sandstone with red-brick dressings & chimneys, stone parapet, hipped cgi roof, and timber-framed openings with timber doors and windows.	a c	16250

Princes Highway KANMANTOO	House, fr Black Dog Inn; [Painted/rendered] walls constructed of local stone with hipped cgi roofs, timber-framed openings with timber doors & several timber-framed windows, red-brick chimneys with coursing to top, and raked cgi verandah , excluding later verandah post modifications.	a c d	18428
Princes Highway KANMANTOO	House, fr Blacksmith's house; [Rendered] walls constructed of local stone with parapet gables, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts	a b d	18425
12 Donald Street DAWESLEY	House, fr cheese factory office; Walls constructed of [painted] local stone with cgi gable roof with skillion section and hipped-roofed building to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and later cgi bull-nose verandah with timber posts	a b d	18337
32 Princes Highway LITTLEHAMPTON	House, fr church & school; Walls constructed of local stone with stone dressings including voussoirs over half-round windows, also some brick walls to later sections, cgi gable roof with gabled section to rear, timber-framed openings with timber doors & timber-framed windows including multi-paned windows with half-round arches, red-brick chimneys with coursing to top, and later bull-nose return cgi verandah with timber posts	a c d	18448
3-9 Bower Street DAWESLEY	House, fr Creamery; Walls constructed of local stone with some local 'slag-brick' dressings (generated by copper smelters) with upper-window cambered-arch dressings of Watts' bricks, a pyramidal roof [excluding later zinalume tile-profile cladding], timber-framed openings with timber doors & timber-framed windows, and projecting stone and slag-brick chimney with Watt's-brick stack	a b c d	18334
2-4 Donald Street DAWESLEY	House, fr Dawesley School; Walls constructed of [rendered] local stone with brick dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, and [rendered] red-brick chimneys	a c	18336
Aldgate-Strathalbyn Road FLAXLEY	House, fr Flaxley PO; [Rendered] stone and brick walls, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimney [excluding later verandah].	a d e	18495
31 Princes Highway LITTLEHAMPTON	House, fr General Store; [Painted] walls constructed of local bricks, hipped cgi roof, timber-framed openings with timber doors timber-framed windows, and cgi verandah with timber posts	a c d	18447
Concannon Road /Sand Road JUPITER CREEK	House, fr Hack's house; Stone walls including stone dressings, timber-framed openings, roof timbers and cgi cladding, and some remnant timber windows and doors. Also recovered original stones in nearby piles.	a b e g	18488
Princes Highway DAWESLEY	House, fr Native Valley Wesleyan Chapel; Walls constructed of local stone with substantial pink-stone blocks used for dressings and a later red-brick-brick 'chancel', cgi gable roof with hip to 'chancel', timber-framed openings with timber doors & timber-framed lancet windows	a b c d	18342
11 Venables Street MACCLESFIELD	House, fr Police Lockup, fr Jack Leonards House; Walls constructed of local stone with cut-stone dressings, hipped cgi roof with skillion section to rear, timber-framed openings with timber panelled	a d	18483

	doors & timber-framed multi-paned casement windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts		
24-26 Murray Street CALLINGTON	House, fr Post Office; Single-storey timber-framed building with cgi cladding and a cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and cgi bullnose verandah with timber posts	a c	18323
41 Murray Street CALLINGTON	House, fr Primitive Methodist Chapel & remnant to rear; Walls constructed of [painted] local sandstone rubble with rendered dressings with parapet gables and belfry to front, cgi gable roof to church and porch, large skillion-roofed stone vestry to rear, timber-framed openings with timber doors & timber-framed multi-paned lancets [some windows have been replaced], and stone porch to front. Also detached remains of stone walls to rear	a b c d f	18327
20 Allargue Street NAIRNE	House, fr Schoolmasters Residence; Walls constructed of coursed local stone with red-brick dressings including a projecting string course above verandah, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and hipped concave cgi verandah with timber posts and brackets.	a d	18826
39 Venables Street MACCLESFIELD	House, fr shoemaker's shop (Richard Wallis c1861); Walls constructed of coursed local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed multi-paned casement windows, red-brick chimneys with coursing to top, and concave cgi verandah with timber posts	a b c d	18405
9 Luck Street MACCLESFIELD	House, fr Shoemaker's shop and residence; Walls constructed of coursed local stone with stone plinth and cellar, tooled block dressings, cgi gable roof with skillion section to rear and curved crest, timber-framed openings with timber doors & timber-framed multi-panel double-hung sash windows, one stone and one red-brick chimney, both with coursing to top, and hipped concave cgi verandah with chimney posts.	a b c d	18471
3 Jeffrey Street NAIRNE	House, fr Wesleyan Chapel; All facades, roof and walls supporting the roof.	a b c d	16153
Cook Street KANMANTOO	House, fr Wesleyan Methodist Church; Walls constructed of local stone with parapet gable surmounted by base of red-brick belfry. Walls have red-brick dressings including voussoirs over arched openings, cgi gable roof, timber-framed openings with timber doors & timber-framed windows with half-round arches	a b c d	18414
43 Adelaide Road MOUNT BARKER	House, Oakfield (McFarlane) & Bunya Pine Tree; [Rendered] walls with hipped slate roof, timber-framed openings with timber doors & timber-framed double-hung sash windows with colonial glazing bars, [rendered] red-brick chimneys with coursing to top, and concave cgi return verandah with timber posts & railings, and cast-iron lace brackets.	a b d e f g	18547
86 Mawson Road MEADOWS	House, Pair of shops & residences (Murrie, Gadd, Ramsay Bros); Painted] walls constructed of local brick with brick detailing including segmental arches over openings, also brick parapet and projecting coursing and coping to single-storey shop, complex cgi roofs with several gables, timber-framed	a b c d f	18540

	openings with timber doors & timber-framed multi-paned shop and double-hung sash windows, red-brick chimneys with coursing to top, and cgi verandahs with timber posts		
7 Druids Avenue MOUNT BARKER	House, St Leonard's; All facades, verandah, balcony, roof, walls supporting the roof and internal cedar staircase.	a c d e	16130
15 Knott Street MOUNT BARKER	House, timber shingle roof; [Rendered] walls with hipped cgi roof [over original timber shingles], timber-framed openings with timber doors & timber-framed windows, [painted] red-brick chimneys with coursing to top, and later raked cgi verandah with timber posts	a b d	18586
Bonython Road BUGLE RANGES	House, Trenance (former gallery); Stone walls with red-brick dressing constructed in late 19th and early 20th century stages with central arched entrance, red-brick coursing, hipped cgi roof, timber-framed openings and bay windows with timber doors & timber-framed double-hung sash windows & red-brick chimneys, excluding c. 1990's internal alterations and c. 1970's former gallery addition.	a d	18312
16 West Terrace LITTLEHAMPTON	House, Varykino, pioneer house; Walls constructed of local stone with pointed render and projecting rendered dressings, hipped cgi roof, timber-framed openings with timber doors & multi-paned French doors and timber-framed windows, [rendered] red-brick chimneys with coursing to top, and cgi verandah with timber posts	a b d	18458
68 Princes Highway LITTLEHAMPTON	House, Wycken Rise (slate roof); Walls constructed of local stone with hipped slate roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and cgi verandah with timber posts.	a d	18453
Wynyard Avenue LITTLEHAMPTON	House, Wynyard; Walls of local freestone with rendered and painted moulded dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, bay windows, red-brick chimneys, and cgi concave return verandah with posts, brackets and railings.	a d e	18460
12 Springs Road MOUNT BARKER	House, fr stable, loft & residence; [Painted] walls constructed of local stone with red-brick dressings, cgi gable roof, timber-framed openings with timber doors including loft board door, & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts.	a b d f	18503
1 Marianna Street ECHUNGA	House; [Rendered walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys, and a concave cgi return verandah with timber posts	a d	18487
56 Princes Highway , cnr Leith St NAIRNE	House; [Rendered] walls constructed of local stone with hipped cgi roof with hipped section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top [excluding later front verandah].	a d	18620
37 Church Street HAHNDORF	House; [Rendered] walls with cgi gable roof with hipped roof to first stage and gable roof to later stage with skillion section to rear, timber-framed openings with two sets of timber doors facing street and timber-framed windows, [rendered] red-brick chimneys, and cgi verandah with substantial timber posts	a b c d	18378

39 Church Street HAHNDORF	House; [Rendered] walls with cgi gable roof with hipped section to LHS end and skillion section to rear, timber-framed openings with timber doors & timber-framed windows, [rendered] red-brick chimneys, and cgi verandah with timber posts	a d	18379
43-45 Venables Street MACCLESFIELD	Outbuilding, fr Wheelwrights Shop (Marker); External form of the building only.	a b c d	18512
11 Mann Street MOUNT BARKER	House; Original stone walls with stone dressings, original timber detailing, timber frames to openings, timber windows and doors, rendered chimneys, and timber picket fence. There is an extension to the original house dating from 1956.	a b d	18595
121 Mt Barker Road HAHNDORF	House; Timber-framed house with board cladding, cgi roof with front-facing gables, timber-framed openings with timber doors & timber-framed part multi-paned double-hung sash windows, timber shutters and raised decking with timber railings.	a d	18383
21 Montefiore Street CALLINGTON	House; Walls constructed of [painted] local stone with red-brick dressings, cgi gable and skillion roof, timber-framed openings with timber doors & timber-framed windows, redbrick chimneys, and cgi verandah with timber posts.	a b d	18376
14 Adelaide Road ECHUNGA	House; Walls constructed of coursed blocks of local stone with continued stonework to corners and red-brick dressings around windows. Also a [Colorbond] gable roof with skillion section to rear redesigned and rebuilt incorporating the original chimney, timber-framed openings with timber doors & timber-framed double-hung sash windows, stone chimney, and iron ties, curved metal sun-hoods with braces over windows. Excludes porch and fence.	a b c d	18350
39 Hampden Road MOUNT BARKER	House; Walls constructed of coursed blocks of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with coursing to top, and cgi verandah with timber posts and cast-iron detailing	a d	18578
5 Cameron Road MOUNT BARKER	House; Walls constructed of local stone with [painted] red-brick dressings, cgi gable roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, and red-brick chimneys with coursing to top	a d f	18550
6 Stephen Street MOUNT BARKER	House; Walls constructed of local stone with [painted] red-brick dressings, hipped cgi roofs with hipped sections to side and rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, some with timber shutters, red-brick chimneys with coursing to top, and hipped concave cgi verandah with timber posts. Also stone boundary wall.	a b d	18508
84 Princes Highway LITTLEHAMPTON	House; Walls constructed of local stone with hipped cgi roof to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and cgi verandah with timber posts	a d	18457

1 Canberra Road MOUNT BARKER	House; Walls constructed of local stone with red-brick dressings, hipped cgi gable roof with front-facing gable, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with coursing to top, and cgi verandah with timber posts	a d f	18551
35 Church Street HAHNDORF	House; Walls constructed of local stone with red-brick dressings, hipped cgi roof with timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and cgi verandah with timber posts	a d	18377
Lot 52 Morris Road PROSPECT HILL	House; Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi return verandah with timber posts	a b d	18686
34-38 Gawler Street MOUNT BARKER	Institute; All facades, roof and walls supporting the roof.	a b c d	16204
33 Venables Street MACCLESFIELD	Institute; Walls constructed of local stone including a facade of coursed blocks of dressed freestone, stone plinth, and painted projecting Italianate detailing including moulded coursing, half-round arches with central keystones, parapet and decorative internal pediment, applied rustication, & name and date signs. Building also has a cgi gable roof, timber-framed openings with timber doors & timber-framed sash windows with half-round tops (facade), cambered-arch tops (sides) and projecting sills	a c d e f	18400
Princes Highway KANMANTOO	Kanmantoo Hall, fr school & PM Church; [Rendered] walls constructed of local stone with some timber lintels, cgi gable roof with skillion section to side, timber-framed openings with timber doors & timber-framed windows, and stone chimney with coursing to top	a c d	18427
Princes Highway KANMANTOO	Kanmantoo PO & Store, fr Kanmantoo Hotel & coach station; Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts	a c d	18426
107 Wellington Road MOUNT BARKER	Kingsdowne (c1860s stone); Walls constructed of raked local stone with cgi gable roof, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and raked cgi return verandah with timber posts [excluding infil].	a d	18824
Yates Lane MACCLESFIELD	Lashbrook - house, barn & remains of cemetery; Stone walls with red-brick dressings, hipped cgi roof (house) and curved cgi roof (barn), timber-framed openings with timber doors & timber-framed double-hung sash windows, & red-brick chimneys. Cemetery: surviving gravestones and railings	a d e	18516
Springs Road MOUNT BARKER SUMMIT	Lester farm - house & dairy; House: walls constructed of local stone with [painted] red-brick dressings, hipped roof [excluding later tile cladding] with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top and metal flue extensions, and cgi bull-nose return verandah with iron detailing. Dairy: walls constructed of local stone with red-brick dressings, cgi skillion roof and timber-framed openings.	a d	18507

Lot 7 Nitschke Road LITTLEHAMPTON	Liebelt Farmhouse & barns; House: walls constructed of local freestone rubble with stone voussoirs over front openings and timber lintels over side ones, also stone slab sills, steeply-pitched half-hipped cgi-covered timber-shingle roof with skillion section to rear, timber-framed openings with timber doors & multi-paned casements, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts. Barns: walls constructed of local freestone rubble with cgi gable roofs, timber-framed openings with timber doors & windows. Tree: substantial river red gum with openings at ground level.	a b c d e f g	18437
Childs Road LITTLEHAMPTON	Littlehampton Bricks; Walls and chimneys constructed of local bricks, also metal bracing and surviving timber detailing and cgi roofing. 2 vaulted brick kilns, 3 gable roof structure over kilns (form only, not fabric) and 5 brick chimneys associated with kilns.	a c d e f	18436
2 Summit Road NAIRNE	Loft-house; [Painted] walls constructed of local stone with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows including loft window, red-brick chimneys with coursing to top	a b d	18827
5 Windsor Avenue HAHNDORF	Louise Flierl Mission Museum, fr St Paul's Church; [Rendered] walls constructed of local stone including cambered arch over front double doors, with cgi gable roof with gable section to rear, timber-framed openings with timber doors & wide timber-framed lancets	a b c d	18392
31 Venables Street MACCLESFIELD	Macclesfield Hotel & shed; Hotel: walls constructed of [painted] local stone and red-brick with cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with coursing to top [excluding later verandah]. Outbuilding: walls constructed of local stone with cgi gable roof and timber-framed openings	a b c d f	18398
Lot 1 Meadows Road MACCLESFIELD	Marble House & Ruins; Walls constructed of coursed blocks of local marble with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys, and a convex cgi return verandah with timber posts. Also stone ruins.	a d	18474
51-53 Mawson Road MEADOWS	Meadows Memorial Hall, fr SA Farmers' Union Factory; Walls constructed of red-brick with rendered detailing including banding, parapet roof, timber-framed openings and metal ventilators to roof	a c d e f	18525
32 McLaren Street (cnr Mann St) MOUNT BARKER	Methodist manse; Stone walls and brick dressings; cgi roofs; timber-framed openings including timber casement windows (to front), double-hung sash windows, and doors; redbrick chimneys	a d	18589
8 McLaren Street MOUNT BARKER	Mill cottage (Dunn); [Painted] walls, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, [painted] red-brick chimneys with coursing to top, and raked cgi verandah with timber posts	a b d	18588
7 McLaren Street MOUNT BARKER	Mill cottage (Dunn); Walls constructed of coursed local stone with red-brick dressings, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts	a b d	18587

60 Princes Highway NAIRNE	Millers Arms Hotel & outbuildings; All facades, verandah, balcony, roof and walls supporting the roof.	a b c d e	16228
Military Road KANMANTOO	Mills Well barn, fr native Valley coach station, fr creamery; Walls constructed of local stone with red-brick dressings including cambered arches over openings, [Colorbond] gable roof, timber-framed openings with timber doors & timber-framed windows	a b c d f	18417
Hannam Street CALLINGTON	Miners Row Cottages & ruined outbuilding; [Rendered] stone walls with parapet gables and bricks-on-end flat arches over some openings, cgi gable and skillion roofs, substantial stone and red-brick chimneys & timber-framed openings with timber doors and windows. The outbuilding - neighbouring ruin is constructed of local stone with stone and some brick dressings	a b d f	18366
Monmouth Farm Road FLAXLEY	Monmouth Farm; Walls constructed of [rendered] local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, and red-brick chimneys	a d e	18491
Windsor Avenue cnr Windsor & Schroeder Ave HAHNDORF	Mooney farmhouse, barn, shed & slab outbuilding; Farmhouse: walls constructed of local stone with [rendered] red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and cgi bull-nose verandah with timber posts. Barn & shed: timber frames including saplings & branches, cgi cladding and gable roofs. Timber-slab shed: timber frame, timber-slab cladding and cgi skillion roof	a b d	18390
21 Springs Road MOUNT BARKER	Mount Barker Cemetery; Large public cemetery including late-19th and 20th-century headstones and monuments of stone and marble, also some stone surrounds, and some cast-iron and metal railings.	a c d e	18505
Mount Summit Road MOUNT BARKER SUMMIT	Mount Barker Summit Conservation Reserve; Mountain and surviving indigenous flora and flora	a c d e f g	18601
Mount Summit Road MOUNT BARKER SUMMIT	Mount Farm - cott, house & barn; Cottage: walls constructed with local stone and mud infill between upright timbers with top fixings, also additional stone walls, timber lintels, hipped cgi roof with skillion section to rear, and timber-framed openings with timber doors & timber-framed windows. House: [painted] walls with hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys, and hipped concave cgi verandah with timber posts. Barn: walls constructed of local stone with some timber-framed cgi-clad sections, cgi gable roof, and timber-framed openings [excluding late-20th-century additions]	a b d	18602
30-32 Gawler Street MOUNT BARKER	Mt Barker Hotel, cottage & barn; All 19th-century stonework and brickwork (walls and detailing to hotel, hotel extensions, cottage and coach house), cgi roofs, chimneys (although altered), surviving original timber-framed openings, and 19th-century timber doors and windows	a c d e f	18563
34 Venables Street MACCLESFIELD	Mulberry Cottage & former butcher's shop (Bollmeyer, c1862); Separate shop & residence with walls constructed of [painted] local stone with hipped and gabled cgi roofs with skillion section to rear,	a b c d	18401

	timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and cgi verandahs with timber posts. Also garage between two buildings with timber panel doors		
82 Princes Highway NAIRNE	Nairne Institute; All facades, roof and walls supporting the roof.	a c d	16237
18 & 18a Cameron Road MOUNT BARKER	Nephalist House; All facades, verandah, roof and walls supporting the roof.	a d	16191
26 Wellington Road MOUNT BARKER	Netley; All facades, roof and walls supporting the roof.	a f	16148
Newenham Road off Flaxley Rd MOUNT BARKER	Newnham; [Painted] walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys, and cgi return verandah with timber posts	a e	18492
Nursery Road KANMANTOO	Nursery cottage; [Rendered] walls constructed of local stone with some timber lintels, cgi gable roof with skillion section to side, timber-framed openings with timber doors & timber-framed windows, and stone chimney with coursing to top	a d	18421
Druids Avenue (road reserve between Adelaide Road and Cameron Road) MOUNT BARKER	Oak Trees; Avenue of 46 English Oak Trees (Quercus Robur) located approximately 0.5 to 2 metres from kerb. All such trees with a trunk diameter exceeding 300 mm at ground level.	a c d e	16193
31 Gawler Street MOUNT BARKER	Office, (Daw's Shop); All facades, verandah, balcony, roof and walls supporting the roofs.	a d e	16203
10 Walker Street MOUNT BARKER	Office, Former Coach House; All facades, roof and walls supporting the roof.	a b e	16146
29 Gawler Street MOUNT BARKER	Office, Nitschke; All original masonry including parapet; cgi roof; early-20th-century verandah with cast-iron detailing; timber-frames to openings and original timber windows and doors, and early-20th-century shop-front including tiles.	a c d	18562
Fidler Lane -Wellington Rd MOUNT BARKER	Old Barker Homestead; Walls constructed of local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and cgi return verandah with timber posts.	a c d e g	18695
Harper Road KANGARILLA	Old Hillyfields' farm complex; House 1: walls constructed of coursed local stone with punched dressed stone block quoins, a hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, [painted] red-brick chimneys with coursing to top, and concave cgi return verandah with timber posts. House 2 - servant's quarters: walls constructed of local stone with punched dressed stone block quoins, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows,	a b d	18519

	red-brick chimneys with coursing to top, and cgi verandah with timber posts. Cottage: walls constructed of coursed local stone with red-brick dressings including cambered arches over openings, cgi gable roof, timber-framed openings with timber doors & timber-framed casement windows, [and remains of a later cgi verandah with timber posts.] Stable with attached residence: walls constructed of local stone with red-brick dressings, cgi gable roof, red-brick chimney and some timber detailing. Hay-shed: substantial timber-framed building with trunk posts and structural beams, stone walls to lower section, and cgi gable roof.		
Harrogate Road HARROGATE	Onaunga Farmhouse; Walls constructed of local stone with sand-stone dressings hipped cgi roofs, timber-framed openings, timber doors & timber-framed double-hung sash windows, and red-brick chimneys.	a d	18409
1 Wellington Road MOUNT BARKER	Original High School & War Memorial gates	a c f g	18511
32 Baker Street LITTLEHAMPTON	Original School Building, Catherine Farcett Hall, Littlehampton Primary School; Walls constructed of local stone with [rendered] dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows, and raked cgi return verandah with timber posts.	a c e	18435
118 Princes Highway NAIRNE	Pair of Cottages; All facades, verandah, roof and walls supporting the roof.	a b d	16249
71 East Parkway MOUNT BARKER	Parkindula - House; House: walls constructed of local stone with stone and red-brick dressings, some rendered, hipped cgi roof with gables to front including eaves detailing, capitals, and finials; and triangular vents in roof, timber-framed openings with timber doors & timber-framed windows, round-topped louvred ventilators to gable, projecting bay windows with timber-framed divided double-hung sash windows with keystones above, rendered red-brick chimneys with moulded coursing to top, and concave cgi verandah with timber posts.	a b c d g	18823
1 Wattle Street MOUNT BARKER	Patterson Reserve - Sundial & pair of trees; Triangular reserve bounded by Hurling Drive, Wellington Road and Wattle Street, and comprising a pair of mature river red gums, between which is a white marble tombstone with leaded lettering mounted onto monument comprising a sundial also including two wheels from original stripper.	a b d e g	18510
75 Princes Highway LITTLEHAMPTON	Peace Memorial Institute; Walls constructed of local stone with red-brick, stone and rendered dressings and detailing, and parapet façade, hipped and gabled tile roof, timber-framed openings with timber doors & timber-framed windows, and stone chimney	a c f	18456
Hack Street , River Reserve MOUNT BARKER	Pedestrian Bridge; Bridge constructed of riveted iron girders for span (with later path and railings).	a c d	18571

Princes Highway KANMANTOO	Peppertree Lodge, barn & walls, fr Simcocks Store; Walls constructed of coursed local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed windows	a b c d e	18430
Victoria Street - Hutchison St MOUNT BARKER	Pillar Box; Victorian letterbox comprising a fluted cast-iron pillar with moulded plinth and entablature, cast-iron door and letter shute, moulded 'VR' lettering, and shallow conical cap.	a c d e	18509
7 Junction Street NAIRNE	Pioneer Cottage; [Rendered] walls constructed of local stone with hipped cgi roof with later front-facing gabled section to side and skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and [painted] red-brick chimneys with coursing to top	a b d e	18617
2 Princes Highway DAWESLEY	Post office & residence, cnr Smyth Rd; Walls constructed of local stone with red-brick dressings, cgi gable roof with skillion section to side and parapet front-facing gable with Watts'-brick coping, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys, and cgi bull-nose verandahs with timber posts	a c d f	18343
36 Venables Street MACCLESFIELD	Post Office & residence; Walls constructed of coursed local stone with plinth, red-brick dressings, projecting string course including cambered voussoirs to sides, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, paired dentils to eaves, and raked cgi verandah with timber posts	a b c d	18403
90-92 Princes Highway NAIRNE	Post Office; All facades, verandah, roof and walls supporting the roof.	a d	16241
85 Mawson Road MEADOWS	Post Office; Walls constructed of local stone with hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, and red-brick chimneys with coursing to top	a c	18539
23-29 North Terrace CALLINGTON	Primary School; Walls constructed of local stone with red-brick dressings; cgi gable roof with timber detailing to gable including decorative bracing, spandrels and finial (school); hipped cgi roof (fr residence) with skillion section to rear; timber-framed openings with timber doors & timber-framed windows; red-brick chimneys; and cgi verandahs with timber posts	a c d	18328
Morris Road PROSPECT HILL	Prospect Hill Uniting Church, fr Wesleyan, barn & Memorial; Church: walls constructed of coursed local stone with stone surrounds including shaped stone voussoirs over lancets, cgi gable roof with hipped section to rear and gabled porch to front, and timber-framed openings with timber doors & timber-framed lancet windows, also half-round topped window to porch. Barn: timber-framed barn with upright timber-slab cladding and some cgi walling, and a hipped cgi roof. Memorial: stone obelisk with plinth and inscriptions.	a b d	18692
Pursell Road BUGLE RANGES	Pursell farm - house, slab barn & stone shed; Slab barn with timber frame, timber-slab cladding, cgi gable roof and timber-framed openings and slab door. Stone shed or dairy-cellar comprising large cut stone walls (local pink stone), a cgi gable roof and timber-framed openings. House with stone walls, red-	a b d	18316

	brick dressings, timber detailing, hipped and gable cgi roofs, red-brick chimneys and timber-framed openings with timber doors and windows		
Lot 11 Springs Road MOUNT BARKER SUMMIT	Quambi - ruined house, tank, walls, cork & olive trees; Ruined house: walls constructed of local stone with any surviving timber detailing. Tank: Stone underground tank. Walls: walls constructed of local stone. Trees: original olive and cork trees in historic orchards.	a d e g	18502
Kia Ora Street , River Reserve MOUNT BARKER	River Red Gum, site of first service; Significant mature (several-hundred-year-old) river red gum tree including trunk, branches and foliage. [Excluding plaque, which should have been erected near to the tree rather than into the tree	a b c d e g	18585
39 Hannam Street CALLINGTON	Rivers Cottage, stone walls, cellar & bakers oven; Walls constructed of local stone with red-brick dressings, cgi gable roofs with skillion section to rear of house, timber-framed openings with timber doors & timber-framed casement and double-hung sash windows, red-brick chimneys, and cgi verandah with timber posts. House has attached bake-house. Other significant structures include stone cellar with cgi gable roof and timber-framed openings, stone barn and stone walls	a b d	18367
Gawler Street Rd reserve MOUNT BARKER	Road bridge + adjacent pedestrian bridge; Stone work on road bridge, including walls and abutments, original cast iron arches under pedestrian bridge.	a c d	18557
Venables Street MACCLESFIELD	Road bridge over Angas (stone); Stone arch bridge comprising blocks of local stone for embankments and tunnel, and stone voussoirs around arch	a c d	18482
Gemmells Road MACCLESFIELD	Roadside vegetation adj fr Aboriginal Reserve; Natural avenue of mature indigenous eucalypt on either side of Gemmells Road and adjacent former Aboriginal Reserve	a d g	18468
25 Cameron Road MOUNT BARKER	Rose Meryon Cottage; All facades, verandah, roof and walls supporting the roof.	a c	16128
1 Princes Highway LITTLEHAMPTON	Rosebank, brick house; Walls constructed of local bricks with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and hipped bull-nose cgi verandah with timber posts	a d	18440
Mt Barker Road HAHNDORF	Sacred oak, Hahndorf Nursing Home; Located alongside the creek and near the Hahndorf Nursing Home drive, the 'sacred oak' is a mature spreading oak tree (Quercus robur)	a c e g	18382
1/ 15 Druids Avenue MOUNT BARKER	Salem Cottages; All facades, verandah, roof and walls supporting the roof.	a b c d e	16194
2/ 15 Druids Avenue MOUNT BARKER	Salem Cottages; All facades, verandah, roof and walls supporting the roof.	a b c d e	16195
3/ 15 Druids Avenue MOUNT BARKER	Salem Cottages; All facades, verandah, roof and walls supporting the roof.	a b c d e	16196

4/ 15 Druids Avenue MOUNT BARKER	Salem Cottages; All facades, verandah, roof and walls supporting the roof.	a b c d e	16197
5/ 15 Druids Avenue MOUNT BARKER	Salem Cottages; All facades, verandah, roof and walls supporting the roof.	a b c d e	16198
6/ 15 Druids Avenue MOUNT BARKER	Salem Cottages; All facades, verandah, roof and walls supporting the roof.	a b c d e	16199
7/ 15 Druids Avenue MOUNT BARKER	Salem Cottages; All facades, verandah, roof and walls supporting the roof.	a b c d e	16200
77 Mawson Road MEADOWS	School; Walls constructed of coursed local stone with red-brick dressings and parapet to front, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, and red-brick chimneys with coursing to top	a c d	18534
66 Hutchinson Street MOUNT BARKER	Semi-detached cottage; [Rendered] walls constructed of local stone with cgi gable roof, timber-framed openings with timber doors & timber-framed casement windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts	a b	18583
5 Mawson Road MEADOWS	Settlers' cottage; [Rendered] walls with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed multi-paned casement windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts	a d	18521
Lot 23 Wellington Road WISTOW	Seventh Day Adventist Church, fr Primitive Methodist; Walls constructed of local stone with stone plinth and buttresses, projecting sills and lancet surrounds, cgi gable roof with gabled section to rear and timber barge-boards, timber-framed openings with timber doors & timber-framed lancet windows, and rendered belfry over front gable	a b d	18703
70 Princes Highway LITTLEHAMPTON	Shop & attached res, fr Coppin's store; Walls constructed of local stone with rendered projecting local-brick dressings including cambered arches over openings and two-storey parapet, hipped and gabled cgi roofs with skillion section to rear, timber-framed openings with timber doors & timber-framed windows including multi-paned windows, red-brick chimneys with coursing to top, and concave return cgi verandah with timber posts	a c d f	18454
72 Mawson Road MEADOWS	Shop & residence; Residence: walls constructed of [painted] brick with cgi gable roof, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows, and a raked cgi verandah with timber posts. Shop: walls constructed of red-brick with painted & rendered bands of detailing and moulded parapet with coping, timber-framed openings with timber doors & timber-framed windows (especially original windows) [excluding late roof and verandah].	a c d	18533
8-10 Adelaide Road ECHUNGA	Shop & residence; Timber-framed building with pressed-metal cladding, hipped cgi roof with gablets, timber-framed openings with timber doors & timber-framed windows, and cgi verandah with timber posts	a c	18348

75 Main Road NAIRNE	Shop & resident, fr bakery; Walls constructed of local stone with timber lintels, cgi gable roof, and timber-framed openings	a c d e	16233
50 Mawson Road MEADOWS	Shop (bakery)former Schoolmaster's residence; Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and cgi bull-nose verandah with timber posts	a d	18524
70-72 Princes Highway NAIRNE	Shop Pair of stone shops; All facades, verandah, roof and walls supporting the roof.	a b d	16232
37 Gawler Street MOUNT BARKER	Shop, Bedroom Mazurka; Stone and brick walls dating from c1850s and early 20th-century, surviving timber lintels, timber frames to openings and early doors and windows. The timber-framed cgi-clad shed to rear of shop is contributory.	a c d	18565
25 Gawler Street MOUNT BARKER	Shop, clothing shop, That's me; All original masonry including parapet; cgi roof; 1880s verandah with timber posts and detailing; timber-frames to openings and original timber windows and doors	a c d	18560
13 Adelaide Road ECHUNGA	Shop, Echunga Deli; Walls constructed of local stone with hipped cgi roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and later cgi verandah with timber posts [excluding 20th-century additions]	a c	18349
71 Gawler Street MOUNT BARKER	Shop, Former 'Courier' Office; All facades, roof and walls supporting the roof.	a c d e	16135
100 Princes Highway NAIRNE	Shop, fr Bootshop, Hospital Outbuilding (fr Beehive Inn); All facades, verandah, roof and walls supporting the roof.	a d	16246
6 Montefiore Street CALLINGTON	Shop, fr Gehrikes Butcher; Walls constructed of local stone with rendered dressings, parallel hipped cgi roofs, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys, and concave cgi verandah with timber posts	a c d	18370
83-85 Princes Highway NAIRNE	Shop, fr Jackson butcher shop, cellar & outbuilding; All facades, roof and walls supporting the roof.	a d e	16239
35 Gawler Street MOUNT BARKER	Shop, Goodwill store (former Bell's Store), 35 Gawler Street; Masonry walls, parapet with side detailing, projecting roof vents, verandah, wall ventilators, and floor tiles marking original entry. [A significant internal feature which should be noted is the substantial barrel-vaulted ceiling]	a c d e	18564
40 Gawler Street MOUNT BARKER	Shop, Inland Surf & Denim; Original masonry walls to shopfront and rear barn-grain-store, parapet, cgi roof, cgi convex verandah with timber posts	a c d	18566
13 Gawler Street MOUNT BARKER	Shop, Real estate agency, The Professionals; Original masonry walls (excluding render, paintwork and cladding), cgi gable roof, timber-framed shop-front including doors, early parapet (most of which survives beneath cladding), and cgi concave verandah with timber posts and carved timber fascia detailing [excluding late-20th-century parapet and cladding].	a c	18558

9 Montefiore Street CALLINGTON	Shop, residence & stables (MacKay); Walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys, and cgi verandah with timber posts. Stable has stone walls, cgi roof and timber-framed openings.	a c d	18371
57-59 Princes Highway NAIRNE	Shop, Stable Block; Walls constructed of coursed local stone with stone block dressings and substantial timber lintels, cgi gable roof, and timber-framed openings with timber doors & timber-framed windows	a b c d e f	18621
27-27a Gawler Street MOUNT BARKER	Shop, Townsend Jewellers; All original masonry; cgi roof; 1880s verandah with timber posts and detailing; timber-frames to openings and original timber windows and doors	a c d	18561
78-80 Princes Highway NAIRNE	Shop/Office; All facades, verandah, roof and walls supporting the roof.	a c d e f	16234
45-47 Gawler Street MOUNT BARKER	Shop; Any surviving original masonry, cgi roof, red-brick chimneys, hipped cgi verandah with timber posts and balustrade, timber frames to openings and timber doors and windows (upper level	a c	18568
23-23a Gawler Street MOUNT BARKER	Shops (2) & Outbuildings, Simply style & Shoex; Stone facade including classical detailing, parapet, timber-framed windows and doors, early-20th-century bull-nose verandah with timber posts. Also 19th-century stone walls and outbuildings to the rear of the property, adjacent Bonnar Lane	a c d	18559
79 Mawson Road MEADOWS	Shops(c1920s); Walls constructed of [painted] red-brick with parapet, cgi roof, timber-framed openings, especially timber-framed shop-front, timber doors & timber-framed windows, and cgi verandah with timber posts	a c d	18536
7 Elizabeth Street NAIRNE	Sims House; Walls constructed of coursed local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi verandah with timber posts and cast-iron lace brackets.	a d	18835
50 Princes Highway NAIRNE	Soldiers Memorial Hall, & outbuilding; All facades, roof and walls supporting the roof.	a c	16226
Back Callington Road CALLINGTON	Springbank homestead; Early cottage, barn, stables, rainwater tank and outbuildings: all walls constructed of local stone with brick quoins, gable and lean-to cgi roof forms, timber-framed openings with timber doors, excluding 1940's dwelling	a b d	18333
Pce 96 & 97 Mill Road HARROGATE	Springfield - house, cottage, barns & tank; House: walls constructed of local stone with red-brick dressings, gable-vented hipped cgi roof with gabled section (kitchen) to rear, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi return verandah with timber posts. Cottage: walls constructed of local stone with timber lintels, cgi gable roof, and timber-framed openings with timber doors & timber-framed windows. Barns & sheds: walls constructed of local stone with some local-brick dressings, cgi gable roofs, some with skillion sections, and timber-framed openings. Also some timber-framed structures with cgi cladding. Tank: stone tank with cgi roof	a b d f	18418

38 Hutchinson Street MOUNT BARKER	St Andrews Church; All facades, roof and walls supporting the roof.	a b c d e f	16213
56 Mawson Road MEADOWS	St George's Anglican Church & cemetery; Walls constructed of local stone with stone buttressing and cut-stone dressings to openings, steeply-pitched cgi gable roof with gabled porch to side, timber-framed openings with timber doors & timber-framed lancets with fine detailing and coloured glass, timber barge-boards and crosses at each gable end.	a c d f	18528
Fulford Terrace LITTLEHAMPTON	St James School & Glebe Land; Stone walls with cut-stone dressings including lancet voussoirs around openings, cgi gable roof, and surviving timber-frames to openings, surviving timber detailing, and metal ties & braces - open space setting of original Glebe land.	a c d f	18305
24 Venables Street MACCLESFIELD	St John's Anglican Church (2nd Church); Walls constructed of coursed stone blocks with red-brick dressings, cgi gable roof with skillion and gabled porch, timber-framed openings with timber doors & timber-framed lancet windows	a c d f	18394
54 Princes Highway NAIRNE	St Joseph's Catholic Church, fr school (1875-1956); All facades, roof and walls supporting the roof.	a c d e	16227
21 Church Hill Road ECHUNGA	St Mary's Anglican Church & cemetery; Church has walls constructed of [rendered] local stone with cgi gable roof with gabled porch to front, timber-framed openings with pointed arches above with timber doors (double doors to front) & timber-framed lancet windows with coloured mullion glass, rendered buttresses and cross and belfry at top of porch gable. Cemetery includes various stone headstones (including marble) and stone and concrete grave surrounds	a c d e f	18359
24 Church Street HAHNDORF	St Michael's Lutheran School; Walls constructed of local stone with projecting rendered red-brick dressings, cgi hipped-gable roof with hipped addition, and timber-framed openings with timber doors & timber-framed windows	a c	18498
16 English Street HAHNDORF	St Paul's Anglican Church; Walls constructed of local stone with red-brick dressings, cgi gable roof with skillion section to rear and gable-roofed porch to front, timber-framed openings with timber doors & timber-framed lancet windows, and iron cross atop front gable	a b c d f	18381
22 Murray Street CALLINGTON	St Peter's Lutheran Church; Rendered] stone church building with parapet, some coursing and projecting dressings, cruciform plan, cgi gable roofs with central spired cupola, stone coped parapet to entrance end with similar porch, lancet windows including blind lancet around name stone, timber-framed openings including timber doors and windows, and 'S'-braces	a b c d f	18322
77 Princes Highway NAIRNE	Stables to rear District Hotel; Walls constructed of local stone with timber lintels, cgi gable roof, and timber-framed openings	a b d	18613
Princes Highway CALLINGTON	Station master's cottage & water tower; Rendered] stone and brick walls, cgi gable and skillion roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-	a d e	18331

	brick chimneys, and cgi verandah with timber posts. Water tower is an early-20th-century concrete structure		
Éclair Mine Road CALLINGTON	Staughton Village; Two cottages and shearing shed constructed of local stone rubble with stone dressings, hipped cgi roof, timber-framed openings with timber doors, and substantial stone chimneys. The fomers village layout and setting include dry stone walling, stone ruins and a nearby cemetery.	a b d	24138
47 North Road NAIRNE	Stoddart's House; All facades, roof and walls supporting the roof.	a b c	16155
Bunnett Road BUGLE RANGES	Stone & timber bridge; Stone rubble abutments (some cut) with span comprising timber trunk beams (bearers) and timber-plank stringers above	a c d	18314
Wellington-Paech Road WISTOW	Stone Barns, fr Eden Park; Pair of barn with walls constructed of local stone, cgi gable roofs, and timber-framed openings with timber doors & timber-framed windows	a c d e	18705
Springs Road (adj 5459-818) MOUNT BARKER SPRINGS	Stone bridge nr Burnbank; Stone bridge with walls constructed of local stone, including three central pillars and side embankments [excluding later concrete and asphalt road]	a d	18607
Bugle Range Road BUGLE RANGES	Stone Bridge; Bridge with 3 metre span comprising a pair of abutments constructed of cut stone with picked-stone quoins, between which runs timber stringers now covered by bitumen road.	a c d	18310
Snake Gully Road HARROGATE	Stone farm buildings; Both barns are constructed of local stone with cgi gable roofs, and timber-framed openings with timber doors	a b d	18412
1 Woodside Road , Hay Valley	Stone pumpshaft in railway dam; Pumpshaft constructed of concrete and local stone, partially submerged within dam	a b c d e	18677
33 Mawson Road MEADOWS	Store & pug-holes fr bakery, Ernest Wright, builder Alexander Caldwell); [Partly-rendered] walls constructed of local stone with red-brick dressings, hipped cgi roof with front-facing gable, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and cgi bull-nose verandah with timber posts. Also surviving pug holes to rear of shop and residence	a b c d	18523
Little Dublin Road NAIRNE	Tarandi House (C19, Ryder Kain) 093 191; Walls constructed of local stone with red-brick dressings, hipped cgi roofs, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys with moulded coursing to top, and bull-nose cgi return verandah with timber posts.	a d f	18610
Princes Highway DAWESLEY	The Brae, fr copper smelters - house, barns & stone tank; House & attached outbuilding, large barn (barn1), long barn (barn2) and separate outbuilding, and stone tank. Walls constructed of blocks of local stone including some use of 'cinder-blocks' and Watt's bricks, cgi gable roof, barn1 with skillion section to side, timber-framed openings with timber doors & timber-framed windows, and brick chimney to office. Stone tank is circular and constructed of local stone	a b c d e f	18344

Springs Road Cnr Springs & Harper Rd MOUNT BARKER	The Buttress House; All facades, roof and walls supporting the roof.	d e	16219
9 Pridmore Terrace , 2 Hutchinson MOUNT BARKER	The Laurels - house, cottage, gates & hedge; All facades, verandah, balcony, roof and walls supporting the roof of the main dwelling.	a d e f g	16217
Alston Road BLAKISTON	The Oaks - house & fencing; House constructed of coursed local stone with painted dressings, a hipped cgi roof, return verandah, painted red-brick chimneys with moulded coursing, timber-framed openings with timber doors and timber-framed double-hung sash windows. Fencing includes timber post-and-rails fencing, stone and cast-iron fencing and hedging.	a d	18301
40-42 Venables Street MACCLESFIELD	The Three Brothers Arms Hotel & stables(fr Davenport Arms-Goats Head Inn, 1841); Hotel: [rendered] walls constructed of local stone with hipped cgi roofs, timber-framed openings with timber doors & timber-framed windows, red-brick chimneys with coursing to top, and internal stone-lined well. fr stables: walls constructed of local stone with red-brick dressings, cgi roof and timber-framed openings.	a b c d e	18406
1 Hutchinson Street MOUNT BARKER	Thornton, house, fence & front garden; All facades, verandah, roof and walls supporting the roof of the dwelling, front fence of stone, brick and wrought iron, gate and garden between front fence and dwelling.	a d e f	16138
103 Princes Highway NAIRNE	Timmins Cottage & Outbuildings; All facades roof, and walls supporting the roof.	a c d e	16247
Bonython Road BUGLE RANGES	Trenance - Barn; Stone walls with red-brick dressings and timber lintels, cgi gable roof, red-brick chimney, and timber-framed openings with timber door and timber-framed casement window.	a b d	18313
Bunnett Road BUGLE RANGES	Unalla; Stone walls [partly painted], hipped cgi roofs, raked verandah on timber posts, timber-framed openings with timber doors & timber-framed double-hung sash windows, & [painted] red-brick chimneys	a d	18315
Pc 15 & 18 Springs Road MOUNT BARKER SPRINGS	Undermount - house & barn complex; House: walls constructed of local stone with red-brick dressings, hipped cgi roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and bull-nose cgi return verandah with timber posts, excluding 1990's addition. Barn: walls constructed of local stone with cgi roof and some timber detailing, excluding later hayshed and stables.	a d e	18504
1-3 Allargue Street NAIRNE	Uniting Church, fr Primitive Methodist; All facades, roof and walls supporting the roof.	a c d	16149
14 Benjamin Way MOUNT BARKER	Uplands House & Oaktrees; All facades, verandah, balcony, roof and walls supporting the roof - oak trees.	a d e g	16127

35 South Terrace NAIRNE	Uurailia; Two-storey house with walls constructed of squared local stone with brick dressings and detailing including coursing, some random stone walls, hipped cgi roof with front-facing gable, timber-framed openings with timber doors & timber-framed double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi verandah and balcony with timber posts, railings and cast-iron detailing.	a b d	18676
24 Cameron Road MOUNT BARKER	Von Doussa Clubhouse; All facades, roof and walls supporting the roof.	a d e	16190
Adelaide Road - Pridmore Tce MOUNT BARKER	VR pillar box; Victorian letterbox comprising a fluted cast-iron pillar with moulded plinth and entablature, cast-iron door and letter shute, moulded 'VR' lettering, and shallow conical cap.	a d	18545
30 Venables Street MACCLESFIELD	War Memorial; Marble obelisk including plinth, projecting decorations and inscriptions	a c	18396
Mann Street , Council Reserve MOUNT BARKER	War memorial; Marble obelisk with carved sculpture of soldier to top, inscribed marble slabs to centre, and coursed granite steps as plinth. Also timber flagpole to rear.	a c e	18592
Bugle Range Road BUGLE RANGES	Well; Stone-lined well (19th-century)	a d	18311
Mill Street (extension) MEADOWS	Wesleyan Methodist Cemetery; Hillside cemetery with several red-gum grave-markers with half-round tops [excluding later metal-frames and bases], stone and marble headstones, timber-picket fencing, and cast-iron railings	a b c d e	18544
River Road HAHNDORF	Willow cottage, fr Wittwer house; Walls constructed of local stone with red-brick dressings, hipped cgi xx gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed multi-paned casement - double-hung sash windows, red-brick chimneys with coursing to top, and cgi verandah with timber posts	a b d e	18386
Strathalbyn Road MACCLESFIELD	Willowdene - house & slaughteryard (Yates)(including site of Watermill); Walls constructed of local stone with cgi gable roof, timber-framed openings with timber doors & timber-framed windows, and concave cgi verandah with timber posts. Also stone flagstones and low walls of slaughteryard.	a b d e	18480
Bassham Road JUPITER CREEK	Woodlands; House: walls constructed of local stone with [rendered] red-brick dressings, hipped cgi gable roof, timber-framed openings with timber doors & timber-framed double-hung sash windows, [painted] red-brick chimneys, and cgi return bull-nose verandah with timber posts. Barn is constructed of rendered masonry with a steeply-pitched red-painted hipped cgi roof and timber-framed openings	a b d e	18355
13 Druids Avenue MOUNT BARKER	Worker's Cottage; All facades, verandah, roof and walls supporting the roof.	a d	16133

21 Venables Street MACCLESFIELD	Yates Cottage (house & fr butchers's shop) & barn(fr smithy); House: walls constructed of [painted] local stone with some brick nogged walls, cgi gable roof with second gabled section to rear, timber-framed openings with timber doors & timber-framed multi-paned double-hung sash windows, red-brick chimneys with coursing to top, and raked cgi verandah with timber posts. Former smithy: walls constructed of local stone with cgi gable roof, timber-framed openings and timber doors and window frames.	a b c d f	18393
Hender Road WISTOW	Yunkunga; All facades, roof and walls supporting the roof.	a d	16211

Mount Gambier

98 Lake Terrace MOUNT GAMBIER	Cemetery Reserve; Extent of Cemetery Reserve including Sexton's cottage, two pairs of entrance gates and grave stones and grave site enclosures.	a c d e f	13782
1-4/ 18 Bay Road MOUNT GAMBIER	Former Farmers Union Building; External form, materials and original architectural detailing of 1914 building including ornate limestone front elevation with paired attached columns to upper level, balustraded parapet to roof line & later, but significant, plate glass & metal shop windows to ground floor, & timber window & door joinery. The later suspended awning is not included in the listing..	a c d	13740
38 Commercial Street East MOUNT GAMBIER	Fountain; Iron and marble fountain structure and enclosing stone walls.	a d e	13745
Penola Road MOUNT GAMBIER	Frew Park; The full extent of Frew Park. The area and its trees should be cared for in a manner which ensures their longevity.	c f	26113
1a Amor Street MOUNT GAMBIER	House and Fence; External form, original materials and architectural detail of 1886 residence including limestone walls & raised, quoins, window & door dressings, moulded limestone cornice to eaves, later limestone verandah structure & limestone fence, timber window & door dressings & stone chimney.	a d	13711
1 Anthony Street MOUNT GAMBIER	House; External form and materials of circa 1870's residence including front limestone section with dressed quoins and window and door dressings to front elevation, low scale hipped roof and limestone chimney	a d	13738
12 Bay Road MOUNT GAMBIER	Solicitor's Office & Fence; External form, materials and architectural detailing of 1900 office including face dolomite walls with ornate stone & plaster window & door dressings, parapeted front elevation with balustrade & cornice, tall stone chimney, and masonry and cast iron fence.	a d e	13739
21 Bay Road MOUNT GAMBIER	Mac's Hotel; External form, materials and original architectural detailing of 1881 hotel and 1905 verandah including rock face stone walls & bay window & door dressings, arch headed openings on ground floor, two level verandah form, bracketed eaves & moulded stone chimneys. Also includes early rear single storey section to Sturt Street.	a c d e	13741

26-32 Bay Road MOUNT GAMBIER	Jubilee Hall and part Sunday School; External form, materials and detailing of the remaining section of the 1866 Sunday School and 1915/51 Hall including pitched roof forms, face stone walls, square stone tower, arched windows and doors.	a c d	26097
34 Bay Road MOUNT GAMBIER	Office; External form, original materials and architectural detail of 1885 office building including stone walls with raised dressed stone quoining & window & door dressings, simple form with splayed corner entrance no longer accessible, & timber window joinery.	a b d e	13734
44 Bay Road MOUNT GAMBIER	House and Fence; External form, original materials and architectural detail of 1911 residence including dolomite & limestone walls, original timber window & door joinery & window hood, timber frieze & bracketing to return verandah, strapping & rough render to gable end details, & tapered limestone chimneys now painted. The listing includes the original (now painted) limestone fence.	a d	13690
52 Bay Road MOUNT GAMBIER	House; External form, original materials and architectural detail of 1902 residence including face dolomite & dressed limestone walls, original timber window & door joinery, return convex verandah roof form & stone chimneys.	a d e	13691
55 Bay Road MOUNT GAMBIER	House; External form, original materials and architectural detail of 1902 residence including face stone walls & window & door dressings, timber window & door joinery, slate steps & paving to verandah, projecting eaves & timber cross strutting & finial to front gable, & moulded chimneys. Later roof tiles not included.	a d e	13692
58-60 Bay Road MOUNT GAMBIER	House; External form, original materials and architectural detail of 1876 residence including stone walls & window & door dressings, & timber window & door joinery.	a d e	13693
64 Bay Road MOUNT GAMBIER	House and Fence; External form, original materials and architectural detail of 1871 residence including triple gable form front elevation, arch headed window openings, timber window & door joinery, & moulded chimneys. The later projecting central verandah element & recent rear extension do not form part of the listing. The limestone fence is included in the listing.	a d e f	13694
65 Bay Road MOUNT GAMBIER	House; External form, original materials and architectural detail of 1912 residence including face stone & dressed stone walls & window & door dressings, timber window & door joinery, return verandah form, timber detailing & original cast iron trim, over-sailing gable eaves with strapped gable infill. Later side & rear additions & roof tiling are not included in listing. Large multi-trunked mature tree in front garden is notable	a d	13695
66 Bay Road MOUNT GAMBIER	House; External form, original materials and architectural detail of 1877 residence including arcaded & parapeted front elevation, stone walls, window & door openings & arch opening details, stone moulded chimneys, concave verandah form to north side of residence.	a d e	13696
68 Bay Road MOUNT GAMBIER	House; External form, original materials and architectural detail of 1949 residence including stone ashlar block walls, curved glass corner windows, glass block windows to stair hall, timber & metal framed window & door joinery, flat roof & timber lined eaves. Mature garden setting is notable.	a d e	13697

79 Bay Road MOUNT GAMBIER	House; External form, original materials and architectural detail of 1904 residence including face stone & dressed stone walls, convex return verandah form, turreted square side entrance element, moulded chimneys, & timber window & door joinery.	a d e	13698
81 Bay Road MOUNT GAMBIER	House; External form, original materials and architectural detail of 1915 to 1916 residence including face dolomite & dressed limestone wall surfaces, strapped gable ends, timber fretwork, bracketing & struts to verandah, & moulded stone chimneys. The later side extension & roof tiles do not form part of the listing.	a d e	13699
83 Bay Road MOUNT GAMBIER	House; External form, original materials and architectural detail of 1915 to 1916 residence including face dolomite & dressed limestone wall surfaces, strapped gable ends, timber fretwork, bracketing & struts to verandah, timber & metal window hood & moulded stone chimneys.	a d f	13700
89 Bay Road MOUNT GAMBIER	House; External form, original materials and architectural detail of circa 1907 residence including face dolomite & dressed limestone walls & window & door dressings, timber window & door joinery, limestone element in gable end, slate steps & slate paved verandah, & convex verandah form (new verandah structure not included).	a d f	13701
91 Bay Road MOUNT GAMBIER	House; External form, original materials and architectural detail of 1919 residence including stone walls & stone verandah pillar elements, gable wings with projecting eaves & strapped gable ends, timber window & door joinery, & substantial chimneys with projecting elements.	a d e f	13702
21 Bertha Street MOUNT GAMBIER	House; External form, original materials and architectural detail of circa 1870 residence including weatherboard timber walls, timber window & door joinery including multi-paned windows, low scale corrugated iron roof with incorporated verandah profile, & low stone chimney.	a d	13712
27 Bertha Street MOUNT GAMBIER	House and Fence; External form, original materials and architectural detail of circa 1870 residence including rough face stone front wall & smooth stone gable ended side walls, multi-gabled side elevation, later stone verandah pillars incorporated into front fence structure, & timber window & door joinery.	a d	13713
10 Canavan Road MOUNT GAMBIER	House; External form, materials and detailing of circa 1903 house including rock face dolomite walls with dressed limestone detailing, bull-nose verandah form, limestone dressings to window & door openings & quoining, & eaves brackets & chimney.	a d	13742
12 Canavan Road MOUNT GAMBIER	House and Fence; External form, materials and detailing of 1937 house including rock face & grey dolomite detailing to walls & verandah, terracotta tiled roof, leadlight windows, & timber & rough render gable infills, & pink & grey rock face dolomite fence.	a d	13743
21 Canavan Road MOUNT GAMBIER	House; External form, materials and detailing of circa 1909 house including rock face pink dolomite walls, dressed limestone banding, door & window surrounds & quoining, chimneys & bull-nose verandah form.	a d	13744

1&3 Colhurst Place MOUNT GAMBIER	House and Fence; External form, original materials and architectural detail of circa 1878 residence including two storey stone walls with raised limestone window & door dressings, arch headed window & door forms, slate entrance steps with stone balustrading, & two storey return verandah form with cast iron detailing. Cast iron & masonry front fence is included, and mature garden setting is notable.	a d e	13722
10 Commercial Street West MOUNT GAMBIER	Two storey shop; External form, materials and detailing of the 1890s shop including face dolomite front elevation and other original elements.	a d	26099
19 Commercial Street West MOUNT GAMBIER	Gem Stores; External form and original materials of two storey shop including face dolomite walls with limestone window dressings & limestone parapet.	a d	13750
76 Commercial Street West MOUNT GAMBIER	Commercial Hotel; External form and original materials of 1904 hotel and verandah including limestone walls, projecting bays with parapet, two storey bull-nose verandah & cast iron detailing.	a c d	13751
78 Commercial Street East MOUNT GAMBIER	South Australian Hotel; External form and materials of 1860s corner hotel building including face limestone detailing to windows & doors, chamfered corner configuration & parapet with limestone cornice now painted. Note that these details extend into Compton Street. The later rear extension is not included.	a c d	13746
103 Commercial Street West MOUNT GAMBIER	Odeon Theatre; External form, materials and detailing of the theatre including the front elevation, parapet and cantilevered front awning.	a c d	26100
106 Commercial Street West MOUNT GAMBIER	Rotunda, Memorial Gates Garden and Grandstand, Vansittart Park; External form, details, materials and all identified historic elements in the Park, including entrance gates, war memorial, rotundas, grandstand, Score box, canteen and other elements. All mature trees and planting are included in the listing.	a c d e f	13720
112 Commercial Street East MOUNT GAMBIER	Federal Hotel; External form of 1914 hotel including chamfered corner configuration. Significant detail includes raised quoining & window & door dressings. Note all stonework now painted. Later verandah not included.	a c d	13748
1-2/ 1-2/155 Commercial Street West (site at rear) MOUNT GAMBIER	Former Mill and Distillery; External form and materials of remaining stone structure including simple gable ended barn forms in 2 sections, & front corrugated iron distillery tower & ventilation register.	a d e	13714
161 Commercial Street West MOUNT GAMBIER	Park Hotel; External form and materials of 1885 hotel including two storey hotel form, rock face stone walls with raised dressed stone window & door openings, round headed arched openings to ground floor, & bracketed eaves. The later extensions to the east & south are not included.	a c d	13752

191 Commercial Street West MOUNT GAMBIER	South Eastern District Education Office; External form and materials of original section of 1914 high school buildings including complicated roof form, gable ended sections to front elevation including chimneys. The later painted surface of the building is not included in the listing.	a c d	13753
204 Commercial Street West MOUNT GAMBIER	Former Bacon Factory; External form, materials and detailing of the 1900 factory building including the extensive gable ended front elevation with raised dressed sandstone dressings to window and door openings and quoining.	a d	26101
229-233 Commercial Street East MOUNT GAMBIER	South Eastern Hotel; External form and materials of 1886 hotel building, including face dolomite walls with limestone quoining & door & window dressings & corrugated iron roof.	a c d	13749
282 Commercial Street West MOUNT GAMBIER	House; External form and materials of 1860's section of current house including dressed stone walls, simple pitched roof form, stone verandah supports, & timber window joinery.	a c e	13755
413-419 Commercial Street West MOUNT GAMBIER	House; External form and materials of 1870's residence including face dolomite walls with dressed stone window & door dressings & quoining, timber window & door joinery, & moulded stone chimney.	a c d e	13756
45 Crouch Street North MOUNT GAMBIER	House; External form, original materials and details of 1904 residence including projecting gable with timber & rough render detail, rock face dolomite walls, limestone door & window dressings & chimney, gable detail & eaves brackets	a d e	13760
93 Crouch Street South MOUNT GAMBIER	House; External form and materials of circa 1870's residence including double gabled form with central entrance porch & raised limestone quoining & limestone walls.	a d	13758
114 Crouch Street North MOUNT GAMBIER	House; External form and materials of circa 1903 residence including rock face dolomite walls, elaborate limestone window & door dressings & gable infill, timber scalloped barge boards, limestone moulded chimneys, timber finials to gable ends.	a d	13761
116 Crouch Street North MOUNT GAMBIER	House; External form, original materials and details of the circa 1903 residence including symmetrically fronted limestone detail & bull-nose verandah roof form.	a d	13762
19 Doughty Street MOUNT GAMBIER	House; External form, original materials and architectural detail of 1883 residence including dressed limestone walls, small projecting segmental bay window, tall gable ended front elevation, & timber verandah structure with slate access steps. The Canary Island Date Palm (<i>Phoenix canariensis</i>) is notable	a c d e	13728
21 Doughty Street MOUNT GAMBIER	House; External form, original materials and architectural detail of circa 1917 residence including face stone walls, elaborate gable end incorporating projecting bay & verandah elements, moulded stone chimneys, terracotta roof tiles, & timber window & door joinery.	a d e	13729

23 Doughty Street MOUNT GAMBIER	House; External form, original materials and architectural detail of 1860's and 1887 residence including gable ended projecting bays, arch headed stone porches, timber window & door joinery, & dressed stone walls. Mature Cottonwood (<i>Populus deltoides</i>) and garden setting	a d e	13730
11 Edward Street MOUNT GAMBIER	St Martins Lutheran Church; External form, materials and detailing of 1862 Church, 1894 vestry and 1905 tower including limestone walls & raised limestone window & arch dressings, buttressing, coping & castellation to tower. (Does not include link or manse.)	a c d f	13715
16 Eglinton Terrace MOUNT GAMBIER	House; External form, original materials and architectural detail of 1886 residence including face dolomite walls with raised limestone quoining, window & door dressings, projecting segmental bay window with limestone dressings, concave verandah form, & moulded stone chimneys.	a d e	13719
35-57 Ehret Street MOUNT GAMBIER	Housing Trust Houses; External form and materials of original 1945 Housing Trust houses including face limestone walls with raised banding now painted, simple timber verandah structure, limestone chimneys with terracotta edging, timber sash windows with horizontally divided panes, & cyclone mesh & galvanised pipe low fencing to all houses.	a b d e	13763
24 Elizabeth Street (cnr Caldwell Street) MOUNT GAMBIER	Stables - St Andrew's Manse; External form, materials and detailing of the stables.	a d	26106
36 Elizabeth Street MOUNT GAMBIER	House and Fence (The Terraces); External form, original materials and architectural detail of 1881 residence including rough face stone walls with dressed stone window & door dressings & quoining, projecting segmental stone bay window, tall moulded stone chimneys, & substantial limestone fence & entrance gates.	a d e	13723
2 Eustace Street MOUNT GAMBIER	House; External form, materials and architectural detail of 1915 residence including dressed limestone walls, rock face limestone, projecting window to front elevation, limestone balustrade wall to verandah & paired timber verandah posts with triangular bracketing.	a d e	13764
18 Eustace Street MOUNT GAMBIER	House; External form and materials of 1909 residence including dressed limestone walls & window & door dressings & quoining, timber sash windows & entrance door with leadlight sidelights.	a d e	13765
22 Eustace Street MOUNT GAMBIER	Bentley House; External form, original materials and architectural detail of 1908 house and verandah including stone walls & window & door dressings & elaborate stone detail to entrance porch, strapped gable ends & concave return verandah form, & metal fish scale tiles to square entrance porch roof & stone chimneys. The mature garden setting including the pair of mature Norfolk Island Pines is included in the listing.	a d e f	13766
23 Eustace Street MOUNT GAMBIER	House; External form, original materials and architectural detail of 1911 house including dressed limestone & face dolomite banding, projecting limestone bay with semi-circular headed leadlight window, scalloped timber barge board & gable detailing to finial, limestone chimney & projecting gabled elements to verandah form.	a d e	13767

22 Fairlie Street MOUNT GAMBIER	House; External form and original materials of 1905 house including rock face dolomite & dressed limestone walls with detail to front gable end window dressing, castellated parapet over angled porch entrance.	a d e	13768
24 Fairlie Street MOUNT GAMBIER	House; External form and original materials of 1905 house including face dolomite front walls & dressed limestone window & door dressings & quoining, & dressed limestone chimneys.	a d e	13769
27 Ferrers Street MOUNT GAMBIER	House; External form, original materials and architectural detail of 1910 residence including face dolomite & dressed limestone walls, window & door dressings, timber window & door joinery, strapped gable infill, stone chimneys, convex return verandah form, & slate verandah steps. Conifer trees are notable.	a d	13703
29 Ferrers Street MOUNT GAMBIER	House; External form, original materials and architectural detail of 1910 residence including face dolomite dressed limestone walls, strapped gable ends, tall moulded stone chimneys, timber window joinery, & expansive roof/verandah form.	a d	13704
87 Gray Street MOUNT GAMBIER	House (Lambert Village); External form, original materials and architectural detail of earliest sections of circa 1862 residence including face limestone walls with dressed limestone windows to the two storey section. The later additions to the side & elevation facing Elizabeth Street, & later roof tiles are not included.	a d e	13724
101 Gray Street MOUNT GAMBIER	House (former Manse); External form, original materials and architectural detail of circa 1868 and 1889 elements of residence including face dolomite walls with dressed limestone window & door dressings & quoins. The later stone balustrade to upper balcony area is not included.	a d e	13725
49 Helen Street MOUNT GAMBIER	Former Private Hospital ; External form, materials and detailing of the 1915 former private hospital including plan and roof form, dressed limestone walls, and door and window dressings, timber window, door and verandah joinery.	a c d	26110
11 Herbert Street MOUNT GAMBIER	House; External form and original materials of 1869 chapel including random coursed dolomite front elevation, lancet windows with limestone dressings, limestone dressings to pointed arch doorway, projecting limestone bell gablet to front elevation, diamond pane leadlight windows, & side elevations of limestone.	a c d f	13772
13 Herbert Street MOUNT GAMBIER	House; External form and original materials of circa 1860's house including front wall of face dolomite with side walls of limestone & limestone quoining, chimney, window & door dressings, & low scale hipped roof. Bull-nose verandah later additions are not included.	a d	13773
50 James Street (Cnr Wehl Street South) MOUNT GAMBIER	House; External form, original materials and architectural detail of 1906 residence including face dolomite walls with limestone window & door dressings & inset verandah structure, tall stone chimneys, & timber window & door joinery. The later profile metal roof decking is not included in the listing.	a d e	13716

1 Jardine Street MOUNT GAMBIER	House; External form, original materials and detailing of circa 1898 residence including face dressed limestone walls, & window & door dressings & quoins, eaves brackets & timber details to roof gable ends. Two mature flowering gums to the garden facing Jardine Street are also included in the listing.	a d e	13774
7 Jardine Street MOUNT GAMBIER	House; External form and detailing of circa 1920 residence including tapered front limestone columns to verandah, face grey dolomite walls & front roof gable.	a d	13775
9 Jardine Street MOUNT GAMBIER	House; External form and original materials of circa 1910 residence including face dolomite & dressed limestone to front elevation, moulded chimneys & window hood detail.	a d	13776
11 Jardine Street MOUNT GAMBIER	House; External form and original materials of circa 1910 residence including face dolomite & dressed limestone to front elevation, stone chimney with moulded detail. Does not include verandah.	a d	13777
17 Jardine Street MOUNT GAMBIER	House; External form, materials and original detail of circa 1903 'Turrett House' including cast iron posts & frieze to verandah, face & dressed stone walls, corrugated iron roof, moulded chimneys, metal clad roof to corner turret.	a d	13778
22 Jardine Street MOUNT GAMBIER	House and Fence (Holstein); External form, original materials and architectural detail of 1909 residence including sawn limestone walls, cast iron verandah elements & limestone fence pillars.	a d e	13779
27 Jubilee Highway West MOUNT GAMBIER	House; External form, original materials and architectural detail of circa 1868 residence including face dolomite walls with painted dressed limestone window & door dressings & quoins, segmental bay windows, concave verandah roof form.	a d e	13726
35 Jubilee Highway West MOUNT GAMBIER	House; External form, original materials and architectural detail of circa 1890 residence including face dolomite walls with painted dressed limestone window & door dressings & quoins, segmental bay window, cast iron verandah posts and trim.	a d e	13727
1 Krummel Street MOUNT GAMBIER	Offices (former House); External form, materials and detail of 1889 house including face dolomite walls with dressed limestone quoins, window & door dressings, projecting bays with pierced timber barge boards, limestone chimneys & bull-nose verandah.	a d	13780
6-10 Krummel Street MOUNT GAMBIER	Laundromat; External form and original materials of former circa 1850's National Bank including limestone walls, timber framed sash windows with multi-paned lights, small projecting entry bay to door, & attached projecting room (now converted to laundry). Later alterations are not included.	a d e	13781
12 Kywong Court MOUNT GAMBIER	House; External form, materials and detail of circa 1880's farmhouse including face limestone walls & door & window dressings, projecting bay & verandah form (later infill to verandah is not included).	a d	13797
6 Margaret Street MOUNT GAMBIER	Charlick's Warehouse; External form, original materials and architectural detail of circa 1900 stone warehouse structure including dressed limestone walls with raised quoining & dressings to openings, gable ended warehouse form, & painted sign to front elevation 'William Charlick Ltd.' The infill to the door opening in front elevation is not included in the listing.	a b c d e	13735

36 Margaret Street MOUNT GAMBIER	Wool Sorting Stores; External form, original materials and architectural detail of stone buildings including basic warehouse gable ended form, original openings to front elevations, & stone & timber loading platforms to railway frontage.	a b c d e	13736
8 Mark Street MOUNT GAMBIER	House; External form, original materials and detail of 1870's duplex residence including projecting gable wing & wing with projecting hexagonal bay, timber barge boards & finials, bull nose verandah & limestone chimneys, walls & window & door dressings & quoins (now painted).	a d	13784
31 North Terrace MOUNT GAMBIER	House; External form, original materials and detail of circa 1907 residence including projecting bull-nose verandah porch construction at the angle of the 'L' plan, face limestone walls, chimneys, original detailing to verandah including castellated parapet element. The mature red Flowering Gum (<i>Corymbia</i>) is included also.	a d e	13785
41 North Terrace MOUNT GAMBIER	House; External form, material and detail of circa 1915 residence including dressed limestone walls & door & window dressings & quoining, limestone balustrade wall to verandah, tall limestone chimneys, timber verandah posts & timber strap detail to roof gable.	a d	13786
17 O'Halloran Terrace MOUNT GAMBIER	House; External form, original materials and architectural detail of 1876 residence including face dolomite & face limestone walls, projecting segmental bay window to front wing, concave verandah form, timber window & door joinery, moulded chimneys, & slate verandah steps & slate paving. Mature Ash (<i>Fraxinus</i> sp) is notable.	a d e	13705
33 O'Halloran Terrace MOUNT GAMBIER	House; External form, original materials and detail of circa 1887 residence including face pink dolomite walls with dressed limestone quoining, window & door dressings & detailing to hexagonal bay window, limestone chimneys & base to verandah, curved timber barge board & finial with cast iron finial cap, concave verandah (recently repaired). The garden retains a mature Oak tree on the O'Halloran Terrace boundary.	a d	13787
72 O'Leary Road MOUNT GAMBIER	Farm cottage and outbuildings ; External form and original materials of circa 1860 stone farmhouse and outbuildings, lime kiln and early limestone quarry including random limestone walls & picked limestone window & door dressings & chimney facing to the house, limestone walls to the outbuildings & sheds.	a b d e	13788
4 Oldham Close MOUNT GAMBIER	House; External form, materials and detail of 1860's house and later circa 1900 extensions including face limestone walls (now painted) & projecting gable front to verandah, & limestone chimneys.	a d e	13789
Penola Road MOUNT GAMBIER	St Paul's School Hall, Former Roman Catholic Complex; External form, materials and detailing of the 1916 hall including face stonework and highly decorative portico elements	a c d	26114
1-6/ 1 to 6 / 7 Penola Road MOUNT GAMBIER	Mount Gambier Club; External form, materials and architectural detail of 1904 building including coursed dolomite plinth, pedimented entrance, cornice marking first floor level, attached ionic columns, window hoods to upper level, cornice & balustraded parapet, & rear limestone walls.	a c d e	13790

9 Penola Road MOUNT GAMBIER	South East Community Legal Service (former Victorian Producers); External form, materials and detailing of 1932 District Council Chamber and Office including end gable form, limestone walls, circular canopy entrance with projecting parapet, & face brick plinth. The later windows are not included.	a c d	13791
60 Penola Road MOUNT GAMBIER	House; External form, materials and detailing of circa 1920's alterations to a 1904 construction including multi-gabled terracotta roof including second storey, rock face dolomite walls, substantial limestone verandah pillars & timber & render gable end detailing.	a d	13792
61 Penola Road MOUNT GAMBIER	House; External form, original materials and detailing of circa 1908 residence including rock face dolomite walls with dressed sandstone detailing including quoining, door & window dressings, & elaborate semi-circular arch detail above projecting bay window, dolomite & limestone chimneys, & mature garden vegetation including Pheonix canariensis (Canary Island Date Palm).	a d e	13793
82 Penola Road MOUNT GAMBIER	House and outbuilding; External form, original materials and detail of 1903 residence including stone walls with raised stone quoining, window & door dressing & gable end details, timber door & window joinery, slate steps with curved stair balustrade, return verandah form with cast iron posts & cast iron trim, & stone chimneys. Also simple gable roof form two storey stone outbuilding.	a d	13794
84 Penola Road MOUNT GAMBIER	House; External form, original materials and detail of circa 1910 residence including face pink dolomite walls with dressed limestone window & door dressings & attached pediment detail above front gable window, tall limestone chimneys & limestone balustrade to front entrance steps.	a d	13795
93 Penola Road MOUNT GAMBIER	House; External form, original materials and detail of circa 1900 residence including face dolomite walls with dressed limestone quoining, door & window dressing including window canopy to front gable window, bull-nose return verandah with cast iron posts, timber barge board & finials to gable ends, & limestone chimneys.	a d	13796
150 Penola Road MOUNT GAMBIER	Outbuildings; External form and materials of outbuildings.	a b	13798
179 Penola Road MOUNT GAMBIER	House; External form, original materials and detail of 1901 house and coach house including dressed limestone walls, fence posts, projecting hexagonal bay & chimneys.	a d e	13799
44 Pick Avenue MOUNT GAMBIER	House; External form, materials and detailing of the circa 1900 house including face stonework, raised stone dressings and return verandah.	a d	26116
1 Powell Street MOUNT GAMBIER	House; External form and original materials of circa 1880 house including dressed limestone walls & window & door dressings & quoins, & chimneys.	a d e	13800
20 Powell Street MOUNT GAMBIER	House (Curatum); External form, original materials and architectural detail of circa 1898 residence including limestone walls and detailing. Mature trees and garden setting	a d e	13731
14 Power Street MOUNT GAMBIER	House; External form, original materials and architectural detail of 1887 residence including face dolomite & limestone walls, detailed window & gable dressings to front projecting bay, convex verandah form, slate verandah steps & paving, & moulded stone chimneys.	a d	13706

27 Power Street MOUNT GAMBIER	House; External form, original materials and architectural detail of 1867 residence including two storey stone walls, quoining, window & door dressings, convex verandah form & cast iron verandah posts, original timber window & door joinery, & moulded stone chimneys. Mature poplar/ash tree is notable.	a d e	13707
30 Power Street MOUNT GAMBIER	House; External form, original materials and architectural detail of 1887 residence including double hipped roof form, weatherboard walls, timber window & door joinery, & stone chimney.	a d e	13708
4 Queens Avenue MOUNT GAMBIER	House; External form and original materials of circa 1890's house including dolomite walls with dressed limestone quoining & window dressing, limestone chimneys & bull-nose verandah form.	a d e	13801
7 Queens Avenue MOUNT GAMBIER	House; External form and original materials of circa 1890's house including dressed sawn limestone walls with detailed quoining to windows & doors, & projecting bays to Queens Avenue & north facing elevation.	a d e	13802
1 Railway Terrace MOUNT GAMBIER	Railway Station; External form, original materials and architectural detail of 1918 Railway Station building including metal framed canopies (but not roof cladding), dressed and face limestone, louvred gables, stone chimney and projecting roof and verandah rafters. Also included in the listing is the three level square stone signal box (originally coursed and black lined, but now painted) including stone walls, timber staircase and corrugated iron roof with wide eaves and timber framed upper glazed areas.	a c d	13737
2 Sturt Street MOUNT GAMBIER	Banner Hardware (former Flour Mill); Significant external form and materials of 1882 stone flour mill including five bays of two storey limestone walling to Sturt Street & seven bays of two storey stonework & six bays of single storey stonework to Bay Road. The walls are constructed in rock faced dolomite with dressed limestone dressings.	a b d e	13803
20 Sturt Street MOUNT GAMBIER	Surgery (former House) ; External form, materials and detail of circa 1911 residence including face dolomite walls with rusticated limestone quoining & window doors & dressings, verandah with timber posts & fretwork & brackets, limestone chimneys & timber strapping & renderwork to gable ends.	a d	13804
36 Sturt Street MOUNT GAMBIER	House (former National School); External form and materials of former National School building of 1858 including gable ended projecting bay with limestone fascia, simple face limestone wing (now painted) & limestone chimneys.	a c d	13805
2A Sutton Avenue (Cnr Herbert St) MOUNT GAMBIER	Sportsman's Arms Hotel Stables; External form and original materials of 1868 stone stables including limestone wall & copings, projecting gable & timber doors.	a c d	13806
6 Sutton Avenue MOUNT GAMBIER	Former Mount Gambier West Council Chambers; External form and original materials and detail of 1883-1884 former Council Chambers including face dolomite walls with dressed limestone window & door dressings & quoining, projecting limestone pediment & parapet with limestone moulding, limestone chimneys, and low pitched hipped roof behind.	a c d	13807
13 Tenison Drive MOUNT GAMBIER	Former Stables; External form, materials and detailing of the c1840s stable building including face stone and simple form.	a d	26119

2 Wallace Street MOUNT GAMBIER	House; External form, original materials and architectural detail of 1897 residence including face limestone walls, quoining, window & door dressings, moulded stone chimneys, timber window & door joinery, convex return verandah form with projecting gable & cast iron posts & detailing, & slate verandah paving.	a d e	13709
8 Wallace Street MOUNT GAMBIER	House; External form, original materials and architectural detail of circa 1920 residence including face limestone walls & verandah posts & pillars, strapped corner gable ends, & stone chimney.	a d e	13710
12 Wehl Street South MOUNT GAMBIER	House; External form, original materials and architectural detail of 1915 residence including face dolomite walls with raised limestone window & door dressings & quoining, projecting front bay window with limestone parapet detailing, strapped gable ends, timber fretwork to return verandah, & tall moulded stone chimneys.	a d e	13717
14 Wehl Street South MOUNT GAMBIER	House; External form, original materials and architectural detail of 1914 residence including complicated gable roof form with corner pinnacle turret roof, stone walls & verandah entrance structure, & tall stone chimneys.	a d	13718
27 Wehl Street North MOUNT GAMBIER	House and Fence; External form, original materials and architectural detail of 1936 residence including pillow faced stone walls with dressed stone quoining, arch detailing & gable window dressings, timber window & door joinery, tall stone chimneys & limestone fence.	a d	13721
73 Wehl Street North MOUNT GAMBIER	House (Kaniva); External form, original materials and architectural detail of circa 1913 residence, including face dolomite walls with dressed limestone window & door dressings & quoins, bullnose return verandah with cast iron and timber details, bay window, tall tapered chimneys with terra cotta chimney pots. Mature trees and garden setting	a d e	13732
82 Wehl Street North MOUNT GAMBIER	House; External form, original materials and architectural detail of circa 1870 residence including low scale stone walls (now painted), window and door dressings.	a d e	13733
White Avenue MOUNT GAMBIER	Railway Signal Box; External form, materials and detailing of the signal box including the simple form and wide eaves.	a	26120
46-58 Wireless Road West MOUNT GAMBIER	House; External form and materials of circa 1880's farmhouse including both sections of the residence, including symmetrically fronted limestone section with cast iron verandah posts & trim, & adjacent limestone bow fronted section.	a b d	13809
13 Warren Street MOUNT GAMBIER	Meischel Park Cemetery Reserve; Extent of 1860's Cemetery Reserve including mature trees.	a b c	13808
Commercial Street West (adjacent 165 Commercial Street West) MOUNT GAMBIER	Pillar Box; Cast iron circular pillar box with raised lettering to top banding.	a b d	13754

Commercial Street East (adjacent 109 Commercial Street East) MOUNT GAMBIER	Pillar box; Cast iron circular pillar box with raised lettering to top.	a b d	13747
36 Crouch Street South MOUNT GAMBIER	Pioneer Park; Extent of 1854 cemetery reserve and stone memorial.	a e f	13757
Gray Street MOUNT GAMBIER	Plane Trees; All mature trees, planted 1901 and later replantings.	e f	13771
Lacedpede Street MOUNT GAMBIER	Railway Turntable; The form, all remaining equipment and technological elements associated with the functioning of the turntable.	a d	26112
Pick Avenue MOUNT GAMBIER	Showgrounds Grandstand; The form materials and detailing of the Showgrounds Grandstand including 1954 alterations required to make transported building sound.	a c d	26115
10 Watson Terrace 14 Ferrers Street MOUNT GAMBIER	Varcoe's Foundry; Materials and architectural detail of masonry facade only including rough face yellow dolomite with dressed limestone detailing to pilasters & quoins, limestone window head pediments & ornate parapet detailing with central pedimented section & side brackets.	a d e	13770

Murray Bridge

2-6 Bridge Street MURRAY BRIDGE	Bridgeport Hotel; Elements to be retained - Original large two-storey Victorian Hotel section, including original rear single - storey storeroom and later two-storey Victorian extensions	a c d f	14209
Fifth Street Park between Third, Fifth and Seventh Streets MURRAY BRIDGE	Californian Fan Palm Trees (2)	a f	14201
20-26 Beatty Terrace MURRAY BRIDGE	First Murray Bridge High School & Trees (3). The trees are Moreton Bay Fig tree, Pepper tree and Cork tree	a c	14223
39-43 and 45-53 Mary Terrace MURRAY BRIDGE	Flour Mill; four storeyed brick structure	a c d e f	14219
60-66 Bridge Street MURRAY BRIDGE	Former Cinema	a c d	14212
13-17 Bridge Street MURRAY BRIDGE	Former Town Hall & Municipal Offices; imposing two storey building with a clock tower added in 1953, (excluding cream brick rear extension)	a c d e f	14206
8 Seventh Street MURRAY BRIDGE	Georges Building; two storey shop/warehouse constructed from local stone	a d	14211

Flavel Terrace Cnr Standen Street MURRAY BRIDGE	Golden Cypress Trees (3)	a f	14215
Alice Terrace (Le Messurier Oval) MURRAY BRIDGE	Grandstand & Change rooms	a b c	14233
Standen Street MURRAY BRIDGE	Guide Hall	a c	14214
Mannum Road Cnr Park Terrace MURRAY BRIDGE	Holy Redeemer Catholic Church; a large church, in the gothic style.	a c d f	14237
31 Florence Street MURRAY BRIDGE	Lutheran Church & Concordia Hall	a c d f	14234
1 North Terrace MURRAY BRIDGE	Murray Bridge Junior Primary School	a c	14216
17-19 Clara Street MURRAY BRIDGE	Murraylands Baptist Church; small symmetrical church	a c d f	14235
Mannum Road CNR Bridge Street MURRAY BRIDGE	Norfolk Island Pine Trees (2)	a f	14200
28-40 Railway Terrace MURRAY BRIDGE	Pepper Tree	a f	14217
Railway Reserve MURRAY BRIDGE	Railway & Wharf Precinct	a b c d e f	14218
1 Beatty Terrace MURRAY BRIDGE	Residence	a d e	14221
26 Joseph Street MURRAY BRIDGE	Residence	a d e	14220
17 Rachel Street MURRAY BRIDGE	Residence & Palm Tree	a b c e	14222
57 Swanport Road (within Resthaven complex) MURRAY BRIDGE	Residence & Palm Trees (2); a large, single storey, asymmetrical villa.	a d e	14225
21 Jaensch Road MURRAY BRIDGE	Residence, 'Bridgeview'	a d e	14224
57 Verdun Road MURRAY BRIDGE	Residence, 'Norpines' & Pine Trees (3 mature Norfolk Island Pine Trees)	a d e	14226

62 Standen Street (cnr Amanda Street) MURRAY BRIDGE	Residence; a grand symmetrical residence.	a d e	14227
East Terrace Crn Bridge Street, road reserve MURRAY BRIDGE	Row of Canary Island Palm Trees (4)	a f	14208
6-14 Sixth Street & 19-25 Bridge Street MURRAY BRIDGE	Ruges Beehive Corner; Two Storey building, comprising a private hotel at first floor and shops at ground floor.	a f	14205
1/ 1 Fourth Street MURRAY BRIDGE	Salvation Army Citadel	a c d	14202
Adelaide Road MURRAY BRIDGE	Scout Hall & Monument	a c	14213
50 Standen Street MURRAY BRIDGE	Shop/Dwelling; a single storey villa with a projecting shop bay	a b c d	14228
29 McHenry Street MURRAY BRIDGE	Shop/Dwelling; a single storey, double fronted villa with a projecting gable ended shop front	a b c d	14236
8 Railway Terrace MURRAY BRIDGE	Shop; Elements to be retained - two storey Façade	a d	14203
1-3/ 16-18 Sixth Street MURRAY BRIDGE	Shops; Elements to be retained - two storey building and original single storey section at the rear of the building	a d	14204
Mannum Road CNR Fifth Street, Diamond Park MURRAY BRIDGE	Single Pepper Tree	a f	14199
72 Adelaide Road MURRAY BRIDGE	Sister Bock's Hospital & Palm Trees (2); a large early 20th century, double fronted villa	a d e	14231
6-8 Mannum Road MURRAY BRIDGE	St John The Baptist Anglican Church	a c d f	14198

Naracoorte Lucindale

64 Smith Street NARACOORTE	Bank; Whole of exterior of two storey building	a c d	25601
Section 683 Hundred of Binnum Bull Oak Woodland FRANCES	Cemetery (Bull Oak Woodland); Headstones, fences and kerbing	a e	25530

Stewart Terrace NARACORTE	Cemetery Gates, Wall & Sexton's Room;; Cemetery gates, wall and Sextons Cottage including cypress pine trees	a e	25556
Railway Terrace KYBYBOLITE	Cemetery;; Stone walls, gates, graves, headstones and conifer trees	a e	25546
Pallants Road HYNAM	Cottage (Closer Settlement); Surviving fabric of dwelling	a	25532
Mill Road KYBYBOLITE	Dwelling "Cooee" and Former Shop; Whole of exterior of both buildings	a e	25544
Lot 50 Caves Road HYNAM	Dwelling "Gum Park"; Whole of exterior excluding later additions	a d	25531
10 Rolland Street NARACORTE	Dwelling (former Head Teacher's Dwelling); Whole of exterior of dwelling excluding later additions	b	25599
12 Robertson Street NARACORTE	Dwelling (former Shillings Restaurant); Whole of exterior excluding later additions	a c	25597
Stewarts Range Road STEWARTS RANGE	Dwelling and Almond Grove; Whole of exterior of dwelling and grove of trees	a b	25565
Stewart Terrace / Wattle Avenue corner NARACORTE	Dwelling, Cottage and Stables; Whole of exterior of stone house, cottage and Stables excluding later additions	a e	25557
32 Musgrave Avenue LUCINDALE	Dwelling, former Police Station and Cell Building; Whole of exterior and internal fittings of police cell, exterior of former Police Station	a	25551
18 Lacey Drive KYBYBOLITE	Dwelling; Whole of exterior excluding later additions	a d	25543
3 Jenkins Terrace NARACORTE	Dwelling; Whole of exterior excluding later additions	a b	25583
Maranoa Downs Road STEWARTS RANGE	Dwelling; Whole of exterior excluding later additions	a c	25561
15 Jenkins Terrace NARACORTE	Dwelling; Whole of exterior of dwelling excluding later additions	a d	25584
18 MacDonnell Street NARACORTE	Dwelling; Whole of exterior of dwelling excluding later additions	a b	25586
Old Kingston Road STEWARTS RANGE	Farm Complex (ruins); Surviving fabric of stone and iron buildings	a b	25562
Lucindale-Kingston Road AVENUE RANGE	Farm Group "Bull Island"; Whole of exterior of Shearing Shed and Shearers' Quarters	b	25525
Callendale Road LUCINDALE	Farm Group "Callendale"; Whole of exterior of Homestead, Cottage and Stables	a b	25573
Princes Highway REEDY CREEK	Farm Group "Conmurra"; Whole of exterior of Homestead, Shearing Shed and Stables	a d e	25575
Legges Lane LUCINDALE	Farm Group "Fernleigh"; Whole of exterior of Homestead, Shearing Shed and Stables	a d e	25572
Wimmera Highway HYNAM	Farm Group "Hynam House"; Whole of exterior of Homestead, Shearers' Quarters and Cottage excluding later additions	a b d e	25535
Bool Lagoon Road BOOL LAGOON	Farm Group "Killanoola"; Whole of exterior of Homestead, Shearing sheds, Quarters and Outbuildings and function related historic internal elements	a b d e	25567

Morambro Lane KEPPOCH	Farm Group "Morambro"; Whole of exterior of Homestead and Shearing Shed	a d	25571
Callendale Road LUCINDALE	Farm Group "Redbank"; Whole of exterior of Homestead, Cottage, Shearing Shed and stone outbuildings	a b e	25549
Comaum - Wrattobully Road WRATTONBULLY	Farm Group "Wrattenbullie"; Whole of exterior of Homestead and Shearers' Quarters	a d e	25569
Kidman Street KYBYBOLITE	Former Cheese Factory; Whole of exterior	a b	25542
32 Robertson Street NARACOORTE	Former Convent (La Eurana House) and Tree; Whole of exterior and oak tree	a c g	25598
Old Kingston Road STEWART RANGE	Former Dwelling "Sarnia" (ruins); Surviving fabric of stone and iron buildings	a b e	25590
Second Street FRANCES	Former Police Station; Whole of exterior	a c	25528
1 Willow Avenue LUCINDALE	Former Presbyterian Church; Whole of exterior	a c	25553
124-140 Smith Street NARACOORTE	Former Rivoli Theatre; Whole of exterior	c d	25605
Lucindale-Kingston Road AVENUE RANGE	Former School (Art Gallery); Whole of exterior including porch	a c	25524
Struan - Joanna Road JOANNA	Former Schoolhouse; Whole of exterior	a c	25539
24 Musgrave Avenue LUCINDALE	Former Shop, Store; Whole of exterior of stone shop and store including loading platform	a c	25552
Langkoop Road JOANNA	Former Stables; Whole of exterior	b d	25538
Stewarts Range Road STEWARTS RANGE	Former Stewarts Range School; Whole of exterior of school buildings	a c	25564
10 Robertson Street NARACOORTE	Heritage Chapel; Whole of exterior of 1906 building	a c	25596
Caves Road NARACOORTE	Homestead "Kay Park"; Whole of exterior of farm buildings excluding later additions	a b	25555
Deepwater Road KEPPOCH	Homestead "Lake Roy"; Whole of Homestead exterior	a d	25570
Laurie Park Road HYNAM	Homestead "Laurie Park"; Whole of exterior	a e	25568
Moy Hall Road MOYHALL	Homestead "Moy Hall"; Whole of exterior of Homestead and stone outbuildings excluding later additions	a e	25574
Wimmera Highway NARACOORTE	Homestead "Penkyne"; Whole of exterior	a e	25558
20 Robertson Street NARACOORTE	Hotel "Bushman's Arms"; Whole of exterior of two-storey hotel and stone outbuilding excluding later additions	a c d	25595
Railway Terrace FRANCES	Hotel; Whole of exterior excluding later additions	a c	25527
Hynam Caves Road HYNAM	Hynam Cemetery,; Stone walls, gates headstones, graves and cypress pine trees	a e	25534
Wimmera Highway HYNAM	Hynam Hall (former Schoolhouse); Whole of exterior of School House and cypress pine trees.	a c	25537
Wimmera Highway HYNAM	Hynam Woolshed; Whole of exterior and function related historic internal elements	a d e	25536

Smith Street NARACOORTE	James Quarry Lime Kiln; Surviving stone and brick structures	a	25607
158 Smith Street NARACOORTE	Kinraig Hotel; Whole of exterior of two-storey building	a c d	25606
4 Poplar Street NARACOORTE	Masonic Lodge; Whole of Lodge exterior and cypress pine trees	a c d	25594
65 Jenkins Terrace NARACOORTE	Medical Centre (former Dwelling "Buona Vista"); Whole of exterior of building excluding later additions	a d e	25585
Mullinger Road KYBYBOLITE	Mullinger Swamp Conservation Park; Whole of reserve and remnant timber fencing	a g	25547
91 Ormerod Street NARACOORTE	Naracoorte Art Gallery (former Surgery & Dwelling); Whole of exterior including stone garage and pergolas	d e	25592
73 Ormerod Street NARACOORTE	Naracoorte Hotel; Whole of exterior of stone hotel buildings excluding later additions	a c	25591
19 Gordon Street NARACOORTE	Naracoorte TAFE (former High School); Whole of exterior of 1913 school buildings excluding later additions	a c	25581
79 Smith Street NARACOORTE	Office (former Bank); Whole of exterior	a c d	25602
Plantation Road STEWARTS RANGE	Plantation; Surviving plantation of sugar gum trees	a c	25563
Second Street FRANCES	Post Office and Shop; Whole of exterior	b c	25529
4 Church Street NARACOORTE	Presbyterian Manse; Whole of exterior excluding later additions	a	25579
14 Rolland Street NARACOORTE	School and Shelter Shed; Whole of exterior of 1896-1913 stone buildings and shelter shed	a c d	25600
Lochaber South Road STEWARTS RANGE	Shearing Shed "Messamurry"; Surviving fabric of stone and iron building and function related historic internal elements	a c d	25559
Lucindale Road STEWARTS RANGE	Shearing Shed and Outbuildings "The Nook"; Whole of exterior of stone and iron buildings and function related historic internal elements	a c	25560
Stewarts Range Road STEWARTS RANGE	Sheep Dip; Surviving stone and iron structure	a b	25566
116 Smith Street NARACOORTE	Shop; Shopfront	a d	25604
Church Street NARACOORTE	St Andrews Sunday School and Stables; Whole of exterior	a c	25578
1 Gordon Street NARACOORTE	St. Thomas Catholic Church; Whole of exterior of church and parish hall	a c d	25580
29 MacDonnell Street NARACOORTE	Stables (ruins) and Tuck Shop; Surviving stone and iron structures	a c	25587
Moore Street NARACOORTE	Swim Lake; Lake and exterior of changing sheds	a c	25588
95 Smith / MacDonnell Street NARACOORTE	Town Hall (former Institute); Whole of exterior	a c d e	25603
Ormerod and Smith Street NARACOORTE	Town Squares; Road layout, war memorials and bandstand, Town Clock and cypress pine trees	a c e	25593

Bordertown Road KYBYBOLITE	Trial Plots and associated Farm Buildings; Whole of exterior of stone and timber buildings and layout of trial plots	a c e	25545
Honner's Road FRANCES	Woolshed "Binnun"; Whole of exterior and function related historic internal elements	a b d e	25526
Cooee Road KYBYBOLITE	Woolshed "Cooee"; Whole of exterior	a c	25540
Riddoch Highway STRUAN	Working Men's Graves; Headstones	a	25576

Norwood Payneham St Peters

140-144 The Parade NORWOOD	1920s Brick Two-Storey Shop	a b d	5944
21 Rundle Street KENT TOWN	5 x Two Storey Victorian Bluestone Rowhouses	a b d	5896
23 Rundle Street KENT TOWN	5 x Two Storey Victorian Bluestone Rowhouses	a b d	5897
25 Rundle Street KENT TOWN	5 x Two Storey Victorian Bluestone Rowhouses	a b d	5898
27 Rundle Street KENT TOWN	5 x Two Storey Victorian Bluestone Rowhouses	a b d	5899
29 Rundle Street KENT TOWN	5 x Two Storey Victorian Bluestone Rowhouses	a b d	5677
47a Third Avenue ST PETERS	All Souls Anglican Church & Palm Tree; Whole of exterior of Church including palm tree.	a c d e g	6361
139 William Street NORWOOD	Art Deco Brick & Render School Building 'St Ignatius Memorial School'	a b c d	6064
21 Queen Street NORWOOD	Art-Deco Masonry Dwelling	a b d	5869
16 Thornton Street KENSINGTON	Asymmetric Victorian Villa - Bluestone	a b d	5964
35 Dequetteville Terrace KENT TOWN	Asymmetrical Bluestone Victorian/Edwardian Villa	a b d	5676
2A Stafford Grove HEATHPOOL	Asymmetrical Federation Queen Anne Bluestone Dwelling 'Kay House'	a b d	5908
3 Woods Street NORWOOD	Asymmetrical Victorian Bluestone Dwelling	a b d	6003
159 Kensington Road KENSINGTON	Attached Bluestone Dwelling	d e	6247
55 Richmond Street HACKNEY	Attached Dwelling; Whole of exterior excluding addition.	a b d	6408
5 Oxford Street HACKNEY	Attached Dwelling; Whole of exterior including front fence.	a b d	6401
5a Oxford Street HACKNEY	Attached Dwelling; Whole of exterior including front fence.	a b d	7727
33a Ann Street STEPNEY	Attached Dwelling; Whole of exterior including front fence.	b c d	6410
33b Ann Street STEPNEY	Attached Dwelling; Whole of exterior including front fence.	b c d	7682
31 North Terrace HACKNEY	Attached Dwelling; Whole of exterior.	a b d	6395
33 North Terrace HACKNEY	Attached Dwelling; Whole of exterior.	a b d	7867
1 Osborne Street HACKNEY	Attached Dwelling; Whole of exterior.	a b d	6397

3 Osborne Street HACKNEY	Attached Dwelling; Whole of exterior.	a b d	7809
6 Osborne Street HACKNEY	Attached Dwelling; Whole of exterior.	a b d	6399
8 Osborne Street HACKNEY	Attached Dwelling; Whole of exterior.	a b d	7811
57 Richmond Street HACKNEY	Attached Dwelling; Whole of exterior.	a b d	7768
24 Fourth Avenue ST PETERS	Attached Dwellings; Whole of exterior including front fence.	d	6338
26 Fourth Avenue ST PETERS	Attached Dwellings; Whole of exterior including front fence.	d	7874
173 Magill Road MAYLANDS	Attached Shop; Whole of exterior.	a d	6437
175 Magill Road MAYLANDS	Attached Shop; Whole of exterior.	a d	7868
117 Payneham Road ST PETERS	Attached shops; Whole of exterior including verandah.	a d	6346
119 Payneham Road ST PETERS	Attached shops; Whole of exterior including verandah.	a d	7865
133-135 Payneham Road ST PETERS	Attached shops; Whole of exterior including verandah.	a d	6347
167-169 Magill Road MAYLANDS	Attached Shops; Whole of exterior.	a d	6436
134a-134c The Parade NORWOOD	'Baptist Centre', Victorian Bluestone Building (original building only)	a b d	5943
11 Fullarton Road KENT TOWN	Bluestone & Brick Shop & Attached Dwelling	a b c d	6056
44 Fullarton Road NORWOOD	Bluestone & Sandstone Dwelling	a b d	5749
67 Beulah Road NORWOOD	Bluestone Cottage	a b d	5615
80 Beulah Road NORWOOD	Bluestone Cottage	a b d	5623
82 Beulah Road NORWOOD	Bluestone Cottage	a b d	5624
49 Charles Street NORWOOD	Bluestone Cottage	a b d	5663
5 Free Street NORWOOD	Bluestone Dwelling	a b d	5746
103 Osmond Terrace NORWOOD	Bluestone Edwardian Villa	a b d	5856
134 Beulah Road NORWOOD	Bluestone 'Gentleman's Villa'	a b d	5632
64 Fullarton Road NORWOOD	Bluestone Mansion (two storey)	a b d	5754
68 Fullarton Road NORWOOD	Bluestone Mansion (two-storey)	a b d	5756
4 Fisher Street NORWOOD	Bluestone Victorian Cottage	a b d	5714
94-96 Osmond Terrace NORWOOD	Bluestone Victorian Dwelling	a b d	5853
105 Osmond Terrace NORWOOD	Bluestone Victorian Dwelling	a b d	5857
64 Beulah Road NORWOOD	Bluestone Victorian Villa	a b d	5614
94 Beulah Road NORWOOD	Bluestone Victorian Villa	a b d	5628
143 Beulah Road NORWOOD	Bluestone Victorian Villa	a b d f	5636

23 Flinders Street KENT TOWN	Bluestone Villa	a b d e	5741
73 Beulah Road NORWOOD	Bluestone Villa	a b d	5620
74 Beulah Road NORWOOD	Bluestone Villa	a b d	5621
78 Beulah Road NORWOOD	Bluestone Villa	a b d	5622
137 Beulah Road NORWOOD	Bluestone Villa	a b d	5633
9 Charles Street NORWOOD	Bluestone Villa	a b d	5657
69 Osmond Terrace NORWOOD	Bluestone Villa	a b d	5848
72 Beulah Road NORWOOD	Bluestone Villa (forms part of Woodroofe Estate)	a b d	5619
184 Kensington Road MARRYATVILLE	Brick Vaulted Bridge - Rendered Masonry Parapet	a b	18919
3a-3b Alfred Street NORWOOD	Bridge & Parapet	a b	5609
111-113 Edward Street NORWOOD	Bridge & Parapet	a b	5702
2-2A Hackett Terrace MARRYATVILLE	Bridge & Parapet Wall	a b	5778
114-116 Edward Street NORWOOD	Bridge & Parapet Wall	a b	5703
18 Little Wakefield Street KENT TOWN	Bridge Parapet	a b d	6315
108-110 George Street NORWOOD	Bridge Parapet	a b	5769
58 Maesbury Street KENSINGTON	Colonial Bluestone Chapel	a b	5816
33 Payneham Road COLLEGE PARK	Corner Shop; Whole of exterior.	a b d	6373
51a Magill Road (corner of George Street) STEPNEY	Corner Shop; Whole of exterior.	a b d	7840
68 Fisher Street NORWOOD	Cottage	a b d	5733
Stephen Street NORWOOD	Destructor Chimney Base - Square Masonry Base	b	5910
5 Clarke Street NORWOOD	Double Fronted Sandstone Duplex	a b d	5666
7 Clarke Street NORWOOD	Double Fronted Sandstone Duplex	a b d	6316
124 Beulah Road NORWOOD	Double Gable Return Victorian Villa	a b d f	5631
19-23 Payneham Road COLLEGE PARK	Duke of Leinster Building; Whole of exterior excluding rear wall.	a c d	6370
12 Osmond Terrace NORWOOD	Dwelling & Front Gate	a b d	5838
183 Payneham Road (corner of Westminster Street) ST PETERS	Dwelling ('Alcantara') & Garden; Whole of exterior including garden and historic trees.	a c d e g	6350

8 Athelney Avenue (2a Rugby Street) HACKNEY	Dwelling ('Athelney') & Coachhouse; All dwellings.	a d e	6381
85 Hackney Road HACKNEY	Dwelling ('Edgerly'); Whole of exterior.	a b d	6390
2 Hatswell Street HACKNEY	Dwelling (Former 'Hailes Villa' Coachhouse/Stables); Whole of exterior.	a b d	7732
2 Oxford Street HACKNEY	Dwelling (Former 'Hailes Villa' Coachmans House); Whole of exterior including front fence.	a b d	6400
11 Bertram Street HACKNEY	Dwelling (Former 'Hailes Villa' Gardener's Cottage); Whole of exterior.	a b d	6382
46 Richmond Street HACKNEY	Dwelling (Former Park Farm Barn); Whole of the building, excluding the later porch additions on the eastern elevation, lean-to additions on the western elevation and lower brick and framed structure to the north.	a	6407
6 Marlborough Street COLLEGE PARK	Dwelling ('Glenfillian'); Whole of exterior excluding rear wall and addition.	a d	6367
4 Marlborough Street COLLEGE PARK	Dwelling ('Kados'); Whole of exterior excluding addition.	a d	6366
8 Marlborough Street COLLEGE PARK	Dwelling ('Munburnie'); Whole of exterior.	a d e	6368
57 Hackney Road HACKNEY	Dwelling ('Parkview') & Palm Trees; Whole of exterior including two palm trees and front fence.	a b d e g	6385
6 Harrow Road COLLEGE PARK	Dwelling ('Poltoonga'); Whole of exterior including front fence.	a c e	6365
5 Baliol Street COLLEGE PARK	Dwelling ('Rothsay Villa'); Whole of exterior (excluding addition) including front fence.	a d e	6364
23 North Terrace HACKNEY	Dwelling ('Singleton'); Whole of exterior.	a c d	6394
3 Pembroke Street COLLEGE PARK	Dwelling ('St Helen's'); Whole of exterior.	a d	6379
56 Fourth Avenue ST PETERS	Dwelling 'Athol Lodge'; Whole of exterior including front fence.	d e	6341
2-4/ 43 Fifth Avenue & 43 Fifth Avenue ST PETERS	Dwelling 'Baroona'; Whole of exterior including front fence, coachhouse and stables situated at the rear of the property.	d e	6333
45 Sixth Avenue ST PETERS	Dwelling 'Oeneville'; Whole of exterior.	d e	6354
62 Beulah Road NORWOOD	Dwelling used as School Dental Service Centre.; Excluding post 1956 additions.	a b d f	5612
37 Stepney Street STEPNEY	Dwelling; Exterior (front four original rooms only).	a d	7849
6 Second Avenue ST PETERS	Dwelling; Whole of exterior (excluding addition) including front and side fence.	d	6351
42 Second Avenue ST PETERS	Dwelling; Whole of exterior excluding addition.	d	6352
23 Osborne Street HACKNEY	Dwelling; Whole of exterior excluding northern lean -to addition and rear facade.	a d	6398
23a Osborne Street HACKNEY	Dwelling; Whole of exterior excluding northern lean -to addition and rear facade.	a d	7810
11 George Street STEPNEY	Dwelling; Whole of exterior excluding rear wall.	a	7698
6 Mayfair Street MAYLANDS	Dwelling; Whole of exterior including front fence.	d	6440
41 Fifth Avenue ST PETERS	Dwelling; Whole of exterior including front fence.	d	6332

44 Fourth Avenue ST PETERS	Dwelling; Whole of exterior including front fence.	a d	6339
18 Trinity Street COLLEGE PARK	Dwelling; Whole of exterior.	a d e	6380
61 Hackney Road HACKNEY	Dwelling; Whole of exterior.	a b d e	6386
13 Westbury Street HACKNEY	Dwelling; Whole of exterior.	a d	6409
10 Frederick Street MAYLANDS	Dwelling; Whole of exterior.	d	6432
12 Frederick Street MAYLANDS	Dwelling; Whole of exterior.	d	6433
76-78 Sixth Avenue ST PETERS	Dwelling; Whole of exterior.	d	6355
2 St Peters Street ST PETERS	Dwelling; Whole of exterior.	d	6356
4 St Peters Street ST PETERS	Dwelling; Whole of exterior.	d	6357
9 George Street STEPNEY	Dwelling; Whole of exterior.	a d	6414
7 Loch Street STEPNEY	Dwelling; Whole of exterior.	a d	6417
9 Loch Street STEPNEY	Dwelling; Whole of exterior.	a d	6418
70 Bridge Street KENSINGTON	Early Brick Cottage	a b	5650
92 George Street NORWOOD	Early Cottage & Villa Addition	a b d	5766
34 Osmond Terrace NORWOOD	Early Victorian Bluestone Dwelling	a b d	5841
52 Bridge Street KENSINGTON	Early Victorian Cottage	a b d	5647
62a Second Avenue ST PETERS	East Adelaide Primary School; Whole of exterior of Administration & Resource Centre (corner Second Avenue and Westminster Street) and adjacent Drama Room (facing Second Avenue) and two Teaching Areas (facing Third Avenue).	a c	6353
101 Kensington Road NORWOOD	Edwardian Bluestone Villa	a b d	5798
30 Edmund Street NORWOOD	Edwardian Cottage	a b d	5686
22-24 Edmund Street NORWOOD	Edwardian Duplex	a b d	5684
26-28 Edmund Street NORWOOD	Edwardian Duplex	a b d	5685
32 Fullarton Road NORWOOD	Edwardian Queen Anne (Dwelling - 'Wise House')	a b d	5747
6 King William Street KENT TOWN	Edwardian Sandstone & Bluestone Villa; Excluding garage extension.	a b d	5808
16 Flinders Street KENT TOWN	Edwardian Sandstone & Redbrick Dwelling	a b d	5739
70 Fullarton Road NORWOOD	Edwardian Stone & Brick Dwelling	a b d	6057
72 Fullarton Road NORWOOD	Edwardian Stone & Brick Dwelling	a b d	5757
7-17 Dankel Avenue KENSINGTON	Edwardian Terrace Building accommodating six attached Bluestone Dwellings	a b d	5671
63 Beulah Road NORWOOD	Edwardian Villa	a b d	5613

68A Fullarton Road NORWOOD	Edwardian Villa	a b d	5759
105 Kensington Road NORWOOD	Edwardian/Federation Queen Anne Sandstone Villa	a b d	5799
9 Moulden Street NORWOOD	Edwardian/Federation Sandstone & Red Brick	a b d	5831
140 Magill Road NORWOOD	Edwardian/Federation Shop & Dwelling	a b d	6087
112-118 Rundle Street KENT TOWN	Edwardian/Federation Terrace Building Former 'Cecil Mansions'	a b d	6094
45-47 Osmond Terrace NORWOOD	Federation Arts & Crafts School Building & Walls	a b d	6090
9 Lesbury Avenue HEATHPOOL	Federation Brick & Render Villa	a b d	20490
145 The Parade NORWOOD	Federation Brick Shop 'Buongiorno'	a b d	5945
88-90 Osmond Terrace NORWOOD	Federation Bungalow Dwelling	a b d	5851
151 The Parade NORWOOD	Federation Commercial Building with Shops, Offices & Dwelling	a b d	5946
39 William Street NORWOOD	Federation Corner Shop & Attached Dwelling	a b d	5983
70 The Parade NORWOOD	Federation Free Classical Hall 'Vinnies'	a b d	5935
1 The Parade NORWOOD	Federation Limestone 'Gentleman's Villa'	a b d	5928
9-11 Foster Street NORWOOD	Federation Maisonettes	a b	5745
29 Dequetteville Terrace KENT TOWN	Federation Mansion	a b d	5672
30 Dequetteville Terrace KENT TOWN	Federation Mansion	a b d	5673
123 Kensington Road NORWOOD	Federation Mansion ('Fit for a Gentleman')	a b d	5800
114A Osmond Terrace NORWOOD	Federation Masonry Dwelling	a b d	5861
31 Dequetteville Terrace KENT TOWN	Federation Queen Anne Dwelling	a b d	5674
2 The Parade NORWOOD	Federation Queen Anne Masonry Dwelling	a b d	5929
42 Osmond Terrace NORWOOD	Federation Queen Anne Red Brick & Sandstone Villa	a b d	5844
20 George Street NORWOOD	Federation Queen Anne Sandstone Villa	a b d	5763
163 Beulah Road NORWOOD	Federation Queen Anne Villa	a b d	5637
98 Rundle Street KENT TOWN	Federation Queen Anne/Arts & Crafts Red Brick Duplex & Front Fence	a b d	5904
100 Rundle Street KENT TOWN	Federation Queen Anne/Arts & Crafts Red Brick Duplex & Front Fence	a b d	5905
7 Northumberland Street HEATHPOOL	Federation Red Brick & Bluestone Dwelling	a b d	5836

4 Northumberland Street HEATHPOOL	Federation Red Brick & Sandstone Dwelling	a b d	5835
17 Phillips Street KENSINGTON	Federation Red Brick & Stucco Building 'Family Planning Association of SA Inc.'	a b d	5863
41 Osmond Terrace NORWOOD	Federation Red Brick Dwelling School Building	a b d	6091
113-119 The Parade NORWOOD	Federation Red Brick Shops	a b d	5939
25 Queen Street NORWOOD	Federation Sandstone & Brick Dwelling	a b d	5870
36 Osmond Terrace NORWOOD	Federation Sandstone & Red Brick Dwelling	a b d	5842
1-2 John Street NORWOOD	Federation Semi-Detached	a b d	6071
3-4 John Street NORWOOD	Federation Semi-Detached	a b d	6072
5-6 John Street NORWOOD	Federation Semi-Detached	a b d	6073
137 William Street NORWOOD	Federation Stone Building House - 'St Ignatius Church'	a b c d	6063
46 Bridge Street KENSINGTON	Federation Vernacular Stone - St Joseph's Memorial School for Infants	a b c d e	5646
34 Dequetteville Terrace KENT TOWN	Federation Villa	a b d	5675
31-39 Kensington Road NORWOOD	Five Attached Late Victorian Two Storey Shops & Dwellings	a b d	6074
142 Beulah Road NORWOOD	Flat-fronted Bluestone Villa	a b d	5635
69 Briar Road FELIXSTOW	Fogolar Furlan Club; The initial purpose and use of the Club, focusing on its links with the Italian migration to the area during the 1950s and 60s. Does not exclude upgrading of buildings.	a c	7302
13/ 6 Vailima Court HACKNEY	Former ('Vailima') Coach House; Whole of exterior.	a b d e	6383
14/ 6 Vailima Court HACKNEY	Former ('Vailima') Coach House; Whole of exterior.	a b d e	7851
15/ 6 Vailima Court HACKNEY	Former ('Vailima') Coach House; Whole of exterior.	a b d e	7852
5 George Street (rear 12-16 Stepney Street) STEPNEY	Former 'Ada Villa'; Whole of original two storey blue stone building excluding rear wall and contemporary additions.	a b g	6413
78, 78a & 78b Payneham Road STEPNEY	Former Bank; Whole of exterior.	a c d	6423
1/ 2 Marlborough Street COLLEGE PARK	Former Butcher's Shop Attached Dwelling; Whole of exterior.	a b d	7701
29 Payneham Road (corner of Marlborough Street) COLLEGE PARK	Former Butchers Shop; Whole of exterior.	a b d	6372
31 Payneham Road (corner of Marlborough Street) COLLEGE PARK	Former Butchers Shop; Whole of exterior.	a b d	7700

172 Payneham Road EVANDALE	Former Church; Whole of exterior excluding rear wall.	a c d	6446
27 Augusta Street MAYLANDS	Former Church; Whole of exterior.	a c d	6430
6 George Street STEPNEY	Former Church; Whole of exterior.	a c d	6412
6a George Street STEPNEY	Former Church; Whole of exterior.	a c d	7862
6 Third Avenue ST PETERS	Former College & Palm Trees (3); Whole of exterior of College (excluding addition) including three Cotton Palm Trees.	a b c d g	6359
3 Baliol Street COLLEGE PARK	Former Congregational Church; Whole of exterior (excluding addition) including front fence.	a c d f	6363
79 Hackney Road HACKNEY	Former Dwelling ('Park Lodge'); Whole of exterior including front fence (excluding additions).	a b d	6389
63 Hackney Road HACKNEY	Former Dwelling ('Vailima'); Whole of exterior including front fence.	a b d e	6387
25 Payneham Road COLLEGE PARK	Former Dwelling; Whole of original exterior excluding addition.	a d e	6371
44 High Street KENSINGTON	Former Factory/Shop 'Terence Feltus Architects'	a b d	5785
17-19 Wellington Street KENSINGTON	Former 'Freemason's Arms' Rendered Masonry Colonial Hotel	a b c d e	5979
10/ 167-169 Payneham Road ST PETERS	Former Jam Factory; Whole of exterior of the original building excluding new apartments.	a c d f	6349
11/ 167-169 Payneham Road ST PETERS	Former Jam Factory; Whole of exterior of the original building excluding new apartments.	a c d f	7748
Common Property 167-169 Payneham Road ST PETERS	Former Jam Factory; Whole of exterior of the original building excluding new apartments.	a c d f	7747
31 Beulah Road NORWOOD	Former Salvation Army Hall	a b d f	5610
104 Phillis Street (corner of Janet Street) MAYLANDS	Former Shop/Dwelling; Whole of exterior including verandah. Excluding rear lean-to.	a b d f	6442
44 Frederick Street (corner of Dover Street) MAYLANDS	Former Shop/Dwelling; Whole of exterior.	a b d	6434
19 Fourth Avenue (corner St Peters Street) ST PETERS	Former Shop/Dwelling; Whole of exterior.	a b d	6337
47 Harrow Road (corner of Fifth Avenue) ST PETERS	Former Shop/Dwelling; Whole of exterior.	a b d	6342
23 Third Avenue ST PETERS	Former Shop/Dwelling; Whole of exterior.	a b d	6360
49 Ann Street STEPNEY	Former Shop/Dwelling; Whole of exterior.	a b d	6411

46 Nelson Street STEPNEY	Former Two Storey Dwelling & Stables; Whole of exterior of former dwelling and stables (including barrel vaulted corrugated iron roof, stone walls and brick dressing).	a d e	7841
48 Nelson Street STEPNEY	Former Two Storey Dwelling & Stables; Whole of exterior of former dwelling and stables (including barrel vaulted corrugated iron roof, stone walls and brick dressing).	a d e	7842
17a Augusta Street MAYLANDS	Former Uniting Church; Whole of exterior of both churches and hall.	a c d f	6429
32 North Terrace KENT TOWN	Former Victorian Bluestone Dwelling	a b d	5832
36 Bridge Street KENSINGTON	Gable-fronted Bluestone - Commercial Premises & attached Parapet-Walled Shop	a b d e	5644
188 O G Road FELIXSTOW	Garden of Remembrance (Payneham RSL Memorial Gardens); Gardens and associated monuments and structures.	a b	7799
119 George Street NORWOOD	Georgian/Victorian Dwelling	a b d e	5771
77-79 The Parade NORWOOD	Gothic Revival Sandstone Church 'St Giles Presbyterian Church'	a b d	6082
87 Beulah Road NORWOOD	'Greek Orthodox Church of Prophet Elia's'; White rendered Masonry Church.	a b c f	5625
95 Hackney Road HACKNEY	Hackney Hotel; Whole of exterior excluding contemporary additions.	a c	6391
279 Portrush Road NORWOOD	High Victorian Bluestone Dwelling 'Arena Community Club'	a b d	5866
77 Sydenham Road NORWOOD	High Victorian Dwelling	a b d	5918
81 Queen Street NORWOOD	High Victorian Sandstone Villa	a b d	5877
106-108 The Parade NORWOOD	Inter-War Free Classical Sandstone Shop & Attached Californian Bungalow Dwelling	a b f	5938
186 Kensington Road MARRYATVILLE	Inter-War Old English Dwelling (Lot 15)	a b d f	5803
7 Talbot Grove MARRYATVILLE	Inter-War Old English Sandstone Dwelling	a b d	5924
10 Stannington Avenue HEATHPOOL	Inter-War Old English 'Stockbroker's Tudor'	a b d	5909
4A Woods Street NORWOOD	Inter-War Stripped Classical Sandstone Building 'RSL Hall, Norwood Oval Complex'	a b c d	6004
Ashbrook Avenue TRINITY GARDENS	Koster Park (formerly Koster's Pottery); Extent of park and remnants of 1945 red brick bottle kiln.	a c e	7352
7 Theresa Street NORWOOD	Late Victorian Asymmetric Sandstone Villa	a b d	5963
92 Osmond Terrace NORWOOD	Late Victorian Bluestone Dwelling	a b d	5852
21 The Parade NORWOOD	Late Victorian Bluestone Dwelling	a b d	5931
26 The Parade NORWOOD	Late Victorian Bluestone Dwelling	a b d	5932
37 Fullarton Road KENT TOWN	Late Victorian Bluestone Villa	a b d	5748
86 Edward Street NORWOOD	Late Victorian Bluestone Villa	a b d	5693
107 Osmond Terrace NORWOOD	Late Victorian Bluestone Villa	a b d	5858
33 Queen Street NORWOOD	Late Victorian Bluestone Villa	a b d	5872

56 Flinders Street KENT TOWN	Late Victorian Bluestone/Redbrick Villa	a b d	5744
271 Portrush Road NORWOOD	Late Victorian Masonry Dwelling	a b	5865
28 Osmond Terrace NORWOOD	Late Victorian Red Brick & Sandstone Villa	a b d	5840
26 Wakefield Street KENT TOWN	Late Victorian Red Brick & Stone Dwelling	a b	5973
120 Rundle Street KENT TOWN	Late Victorian Sandstone Dwelling	a b d	5907
48 Elizabeth Street NORWOOD	Late Victorian Sandstone Dwelling	a b d	5709
50 Elizabeth Street NORWOOD	Late Victorian Sandstone Dwelling	a b d	5710
36 Edward Street NORWOOD	Late Victorian Sandstone Villa	a b d	5689
65 Edward Street NORWOOD	Late Victorian Sandstone Villa	a b d	5690
84 Edward Street NORWOOD	Late Victorian Sandstone Villa	a b d	5692
24 Osmond Terrace NORWOOD	Late Victorian Sandstone Villa	a b d	5839
105 Queen Street NORWOOD	Late Victorian Sandstone Villa	a b d e	5878
47 Fullarton Road KENT TOWN	Late Victorian Stone & Brick Villa	a b d	5751
48 Fullarton Road NORWOOD	Late Victorian/Edwardian Bluestone Villa	a b d	5752
31 Edward Street NORWOOD	Late-Victorian Bluestone Villa	a b d	5688
54 Flinders Street KENT TOWN	Late-Victorian Sandstone/Redbrick Villa	a b d	5743
41 Chapel Street NORWOOD	Late-Victorian/Edwardian Sandstone Villa	a b d	5652
Marian Road PAYNEHAM SOUTH	Marian Road Drainage Reserve; Whole of the creek reserve including mature River Red Gums, 2 Pepper Trees and Cypress Pine which mark the original waterway.	a c f	7306
150-184 Kensington Road MARRYATVILLE	Marryatville High School - Inter-War Stripped Classical/Post War American Colonial Style School Building (Block A)	a d f	6076
12 Dudley Road MARRYATVILLE	Masonry Bridge/fence	a b d	5681
48 Maesbury Street KENSINGTON	Masonry Victorian Dwelling	a b d e	5814
157-159 Portrush Road MAYLANDS	Maylands Church of Christ Group; Whole of exterior of the church and two halls to the rear.	a c d	6443
65-67 Phillis Street (corner of Clifton Street) MAYLANDS	Maylands Hotel; Whole of exterior excluding addition.	a c d	6441
93 Rundle Street KENT TOWN	Mid Victorian Bluestone Corner Shop & Dwelling	a b d	5902
76-78 Sydenham Road NORWOOD	Mid-Victorian Attached Dwellings	a b d	5917
78 Rundle Street KENT TOWN	Mid-Victorian Bluestone Corner Shop & Dwelling	a b d	5901
24 Maesbury Street KENSINGTON	Mid-Victorian Bluestone Cottage	a b d	5812

34 College Road KENT TOWN	Mid-Victorian Bluestone Cottage	a b d	5669
13 Cleve Street NORWOOD	Mid-Victorian Bluestone Cottage	a b d	5668
13 Elizabeth Street NORWOOD	Mid-Victorian Bluestone Cottage	a b d	5704
21 High Street KENSINGTON	Mid-Victorian Bluestone Villa	a b d	5783
80 Edward Street NORWOOD	Mid-Victorian Bluestone Villa	a b d	5691
12 Edsall Street NORWOOD	Mid-Victorian Cottage	a b	5687
17-19 Gray Street NORWOOD	Mid-Victorian Duplex	a b d	5776
21-23 Gray Street NORWOOD	Mid-Victorian Duplex	a b d	6068
25-27 Gray Street NORWOOD	Mid-Victorian Duplex	a b d	6069
29-31 Gray Street NORWOOD	Mid-Victorian Duplex	a b d	6070
27-27A Birrell Street NORWOOD	Mid-Victorian Return Gable Villa	a b d	6052
95 Edward Street NORWOOD	Mid-Victorian Villa	a b d	5694
69 Hackney Road HACKNEY	Mocatta House; Whole of exterior including garden.	a b d e	6388
9 The Crescent MARRYATVILLE	Modern Movement Dwelling	a d	5926
15 Clara Street NORWOOD	Modern Movement Dwelling including front wall	a b d e	5664
5 The Crescent MARRYATVILLE	Modern Movement Flat Roofed Dwelling	a b d	5925
46 Fullarton Road NORWOOD	Modern Movement office building	a b d e	5750
110 George Street NORWOOD	Modern Movement Red Brick Dwelling	a b d	5770
14 Hanson Avenue HEATHPOOL	Modern Movement Stone Dwelling	a b d	5779
5-11 Briar Road FELIXSTOW	Former Payneham Primary School; External form and fabric of 1950s L-shaped brick Building One.	a c d	7301
6 Briar Road FELIXSTOW	Dwelling (Darroch House); External form and fabric of 2 storey 1886 dwelling including verandahs, excludes later verandah floor.	a d e	7300
489 Payneham Road FELIXSTOW	Restaurant (Former Mario's Store); Original external form, materials and detailing of 1950s shop including the central raised section of the parapet containing the Mario sign.	a c e	7303
126 Gage Street FIRLE	Dwelling; Original external form, materials and details of c1901 sandstone house, including c1910-1920 woven wire fence.	a d	7308
3 Barnes Road GLYNDE	Dwelling; Original external form, materials and details of c1905 house. Excludes front verandah, later southern and eastern additions and aluminium tiled roof.	a	7309
15 Barnes Road GLYNDE	Attached Worker's Cottage; Original external form, materials and details of early twentieth century worker's cottage. Excludes later rear extension.	a d	7310

17 Barnes Road GLYNDE	Attached Worker's Cottage; Original external form, materials and details of early twentieth century worker's cottage. Excludes later rear extension.	a d	7797
19 Barnes Road GLYNDE	Attached Worker's Cottage; Original external form, materials and details of early twentieth century worker's cottage. Excludes later rear extension.	a d	7798
21 Barnes Road GLYNDE	Attached Worker's Cottage; Original external form, materials and details of early twentieth century worker's cottage. Excludes later rear extension.	a d	7796
47 Barnes Road GLYNDE	Dwelling; Original external form, materials and details of c1910 asymmetrical sandstone villa.	a d	7311
31-33 Glynburn Road GLYNDE	Glynde Fire Station; Original external form, materials and details of c1950 yellow brick purpose designed building.	a c d	7313
4 Woods Street NORWOOD	Norwood Oval Complex	a b c d f	6005
26-28 Phillips Street KENSINGTON	Norwood Swimming Pool; Masonry Swimming Pool Complex.	a c e f	5864
227 Payneham Road JOSLIN	Dwelling; Original external form, materials and details of early twentieth century villa. Excludes later extension.	a d	7314
245 Payneham Road JOSLIN	Dwelling; Original external form, material and details of early twentieth century villa, including small square entrance pavilion on the south side of the house.	a d	7315
31-39, 43-61 Marian Road PAYNEHAM SOUTH	Payneham Cemetery; The extent of the 1864 cemetery reserve, all headstones and monuments.	a c d e f	7335
60 Maesbury Street KENSINGTON	Pioneer's Memorial Garden - low stone wall; Council Reserve.	a b	5817
58 Battams Road MARDEN	Dwelling; Original external form, materials and details of c1882 residence.	a d e	7316
1 Church Street MARDEN	Dwelling (Beasley's); External form, materials and details of c1850s and later house including the 1920s sections.	a d e	7318
10 Church Street MARDEN	Dwelling; Original external form, materials and details of c1850s residence and c1870s section. Excludes later verandah.	a d e	7319
21 Church Street MARDEN	Dwelling; Original external form, materials and details of c1850s bluestone villa, and c1881 wing. Excludes later extensions.	a d e	7320
213 O G Road MARDEN	Dwelling ('Valencia'); Original external form, materials and details of 1920 Gentlemen's bungalow excluding rear wall.	a d e f	7321
341 Payneham Road MARDEN	Uniting Church Manse; Original external form, materials and detailing of 1881-2 bluestone manse. Excludes later rear extensions.	a d f	7322
391 Payneham Road MARDEN	Former Police Station; Original external form, materials and details of 1920s purpose built police station building, excluding later additions.	a c d	7323
158 William Street NORWOOD	Pressed Metal False Stone Fronted Cottage	a b d	6002

102 The Parade NORWOOD	Red Brick & Sandstone Two Storey Victorian Dwelling	a b d	5937
19 Gertrude Street NORWOOD	Red Brick Bungalow	a b d	5772
41 The Parade NORWOOD	Red Brick Federation Warehouse Factory Building	a b	6081
63 Maesbury Street KENSINGTON	Red Brick Victorian Cottage	a b d	5818
22 Bridge Street KENSINGTON	Rendered Brick Cottage	a b d	5643
41 Maesbury Street KENSINGTON	Rendered Brick Cottage	a b d	5813
15 Fisher Street NORWOOD	Rendered Masonry Victorian Shop	a b	5725
8 Bridge Street KENSINGTON	Rendered-Masonry Cottage	a b d	5642
38 Bridge Street KENSINGTON	Rendered-Masonry Cottage	a b d	5645
85 North Terrace COLLEGE PARK	Row Dwelling; Whole of exterior excluding modern additions to the shop, modifications to verandah and rear wall.	b d	6369
87 North Terrace COLLEGE PARK	Row Dwelling; Whole of exterior excluding rear wall.	b d	7804
89 North Terrace COLLEGE PARK	Row Dwelling; Whole of exterior excluding rear wall.	b d	7805
3 Hackney Road HACKNEY	Row Dwelling; Whole of exterior.	a d	6384
5 Hackney Road HACKNEY	Row Dwelling; Whole of exterior.	a d	7817
7 Hackney Road HACKNEY	Row Dwelling; Whole of exterior.	a d	7818
9 Hackney Road HACKNEY	Row Dwelling; Whole of exterior.	a d	7820
37 North Terrace HACKNEY	Row Dwelling; Whole of exterior.	a b d	6396
39 North Terrace HACKNEY	Row Dwelling; Whole of exterior.	a b d	7863
41 North Terrace HACKNEY	Row Dwelling; Whole of exterior.	a b d	7864
5 Palm Terrace (Off North Terrace, St Peters College) HACKNEY	Row Dwelling; Whole of exterior.	a b d e	6402
6 Palm Terrace (Off North Terrace, St Peters College) HACKNEY	Row Dwelling; Whole of exterior.	a b d e	7806
7 Palm Terrace (Off North Terrace, St Peters College) HACKNEY	Row Dwelling; Whole of exterior.	a b d e	7807
8 Palm Terrace (Off North Terrace, St Peters College) HACKNEY	Row Dwelling; Whole of exterior.	a b d e	7808
55 Henry Street STEPNEY	Row Dwelling; Whole of exterior.	a b d	6416
57 Henry Street STEPNEY	Row Dwelling; Whole of exterior.	a b d	7688
59 Henry Street STEPNEY	Row Dwelling; Whole of exterior.	a b d	7689

61 Henry Street STEPNEY	Row Dwelling; Whole of exterior.	a b d	7690
63 Henry Street STEPNEY	Row Dwelling; Whole of exterior.	a b d	7691
65 Henry Street STEPNEY	Row Dwelling; Whole of exterior.	a b d	7692
2 Regent Street HACKNEY	Row Dwelling; Whole of original exterior.	a b d	6403
4 Regent Street HACKNEY	Row Dwelling; Whole of original exterior.	a b d	7733
6 Regent Street HACKNEY	Row Dwelling; Whole of original exterior.	a b d	7734
8 Regent Street HACKNEY	Row Dwelling; Whole of original exterior.	a b d	7735
10 Regent Street HACKNEY	Row Dwelling; Whole of original exterior.	a b d	7736
12 Regent Street HACKNEY	Row Dwelling; Whole of original exterior.	a b d	7737
25 Richmond Street HACKNEY	Row Dwelling; Whole of original exterior.	a b d	6404
27 Richmond Street HACKNEY	Row Dwelling; Whole of original exterior.	a b d	7843
29 Richmond Street HACKNEY	Row Dwelling; Whole of original exterior.	a b d	7844
31 Richmond Street HACKNEY	Row Dwelling; Whole of original exterior.	a b d	7848
33 Richmond Street HACKNEY	Row Dwelling; Whole of original exterior.	a b d	6405
35 Richmond Street HACKNEY	Row Dwelling; Whole of original exterior.	a b d	7845
37 Richmond Street HACKNEY	Row Dwelling; Whole of original exterior.	a b d	7846
39 Richmond Street HACKNEY	Row Dwelling; Whole of original exterior.	a b d	7847
401-405 Magill Road ST MORRIS	Row of Shops; Front Façade of three 1920s Art Deco Shops including shop fronts, stallboards and cantilevered awning.	d	7345
168-178 The Parade NORWOOD	Row of Victorian Shops	a b f	5952
152 Payneham Road EVANDALE	Row Shops; Whole of exterior excluding the dwelling and rear wall of the shops.	a d	6444
154 Payneham Road EVANDALE	Row Shops; Whole of exterior excluding the dwelling and rear wall of the shops.	a d	7743
156 Payneham Road EVANDALE	Row Shops; Whole of exterior excluding the dwelling and rear wall of the shops.	a d	7744
158 Payneham Road EVANDALE	Row Shops; Whole of exterior.	a d	6445
28 Arthur Street PAYNEHAM	Dwelling; Original external form, materials and details of c1910 pressed metal cottage, excluding later additions.	a d	7324
55 Ashbrook Avenue PAYNEHAM	Apartments; External form, materials and details of 1947-48 rockfaced sandstone two storey apartment building including remaining metal framed windows. Excludes later extensions.	a d f	7325

328 Payneham Road (cnr Portrush Road) PAYNEHAM	Borthwick Memorial Centre; Original external form, materials and details of 1940s commemorative sandstone community building including art deco style terrazzo pavement and gardens around centre.	a c d e f	7328
374 Payneham Road PAYNEHAM	Payneham Community Centre (former Payneham Primary School); Original external form, materials and detailing of c1881 bluestone former school building, including mature gum trees.	a c d	7329
59 Portrush Road PAYNEHAM	Funeral Parlour; Original external form, materials and details of 1880s commercial building.	a c d	7331
32 Rosella Street PAYNEHAM	Dwelling; Original external form, materials and details of early cottage, excluding later extensions.	a d e	7332
160 Payneham Road EVANDALE	Row Shops; Whole of exterior.	a d	7745
162 Payneham Road EVANDALE	Row Shops; Whole of exterior.	a d	7746
129 Magill Road STEPNEY	Row Shops; Whole of exterior.	a d	6420
41 Marian Road PAYNEHAM SOUTH	Argent Uniting Church; Original external form, materials and details of 1859 Church building, excluding additions.	a c d f	7334
1 Tarcoma Avenue PAYNEHAM SOUTH	Dwelling; Original external form materials and details of c1920s residence, excluding side extension.	a d	7336
47 Battams Road ROYSTON PARK	Dwelling; Original external form, materials and details of 1920s gentlemen's bungalow including the garage.	a d	7337
50 Lambert Road ROYSTON PARK	Dwelling; External form, materials and details of 1920s two storey residence.	a c d e f	7339
18 First Avenue ST MORRIS	St Morris RSL Hall; External form, materials and details of 1919 hall including slate entrance to the main double doors but excluding concrete block extension to the rear.	a c	7343
Gardiner Avenue (corner 40 Third Avenue) ST MORRIS	St Morris Church Hall; External form, materials and details of 1929 red brick hall, including front entrance porch with gothic window detail.	a c	7341
283 Glynburn Road ST MORRIS	Dwelling; External form, materials and details of c1914 two storey dwelling.	a d	7342
355-357 Magill Road ST MORRIS	Shop & Attached Dwelling; External form, materials and details of 1890s attached shop and residence. Excludes later verandah.	a c d	7344
359-361 Magill Road ST MORRIS	Pair of shops; External form, materials and details of 1920s shops including cable supported awning and brackets and chamfered entry configuration.	a c d	7647
133 Magill Road STEPNEY	Row Shops; Whole of exterior.	a d	7837
407A Magill Road (corner Green Street) ST MORRIS	Former Theatre; External form, materials and details of c1939 former theatre including elaborate cornice and parapet to the upper level. Excluding later awning.	a f	7346

48 Third Avenue ST MORRIS	Dwelling; External form, materials and details of c1920 bungalow, excluding rear extension.	a d	7347
52 Third Avenue ST MORRIS	Dwelling; External form, materials and details of c1920 sandstone villa including corrugated iron and timber window hoods. Excluding eastern additions and rear wall.	a d	7348
16 Williams Avenue ST MORRIS	Dwelling ('Harcourt'); External form, materials and details of c1915 red brick residence including verandah form.	a d	7349
137 Magill Road STEPNEY	Row Shops; Whole of exterior.	a d	7838
139 Magill Road STEPNEY	Row Shops; Whole of exterior.	a d	7839
141 Magill Road STEPNEY	Row Shops; Whole of exterior.	a d	6421
143 Magill Road STEPNEY	Row Shops; Whole of exterior.	a d	7672
145 Magill Road STEPNEY	Row Shops; Whole of exterior.	a d	7673
147 Magill Road STEPNEY	Row Shops; Whole of exterior.	a d	7674
149 Magill Road STEPNEY	Row Shops; Whole of exterior.	a d	7677
151 Magill Road STEPNEY	Row Shops; Whole of exterior.	a d	7678
153 Magill Road STEPNEY	Row Shops; Whole of exterior.	a d	7679
15 Queen Street NORWOOD	Sandstone & Brick Federation Dwelling	a d	5868
37 Dequetteville Terrace KENT TOWN	Sandstone Edwardian Villa	a b d	5678
38 Dequetteville Terrace KENT TOWN	Sandstone Edwardian Villa	a b d	5679
7 Bridge Street KENSINGTON	Sandstone Villa	a b d	5641
96 Beulah Road NORWOOD	School Building - Victorian Bluestone	a b d	6051
96 Beulah Road NORWOOD	School Building - Victorian Sandstone & Red Brick	a b d	7645
19 Albermarle Avenue TRINITY GARDENS	Dwelling; Original external form, materials and details of c1910 pressed metal clad cottage.	a d	7350
21 Albermarle Avenue TRINITY GARDENS	Dwelling; Original external form, materials and details of c1910 pressed metal clad cottage.	a d	7866
23 Albermarle Avenue TRINITY GARDENS	Dwelling; Original external form, materials and details of c1910 pressed metal clad cottage. Excludes later verandah and tiled roof.	a d	7869
39 Avonmore Avenue TRINITY GARDENS	Dwelling; External form, materials and details of c1910 pressed metal cottage. Excludes later extensions.	a d	7354

156-160 Portrush Road (corner Devitt Avenue) TRINITY GARDENS	Devitt Avenue School; Original external form, materials and details of red brick educational building dating from 1890's, including 1920 extension.	a c d	7355
170-172 Magill Road NORWOOD	Semi-detached High-Victorian Dwellings	a b d f	6089
54 Bridge Street KENSINGTON	Semi-Detached Rendered Brick Cottage & Parapet Wall	a b d	5648
56 Bridge Street KENSINGTON	Semi-Detached Rendered Brick Cottage & Parapet Wall	a b d	5649
134 Magill Road NORWOOD	Semi-detached Victorian Masonry Shop	a b d	6085
136 Magill Road NORWOOD	Semi-detached Victorian Masonry Shop	a b d	6086
83 Osmond Terrace NORWOOD	Semi-detached Victorian Residential Building	a b d	5850
85 Osmond Terrace NORWOOD	Semi-detached Victorian Residential Building	a b d	6092
95 Beulah Road NORWOOD	Shop & Dwelling	a b d	5626
205 Magill Road (corner of Augusta Street) MAYLANDS	Shop (Former Dwelling); Whole of exterior including the rear single storey building.	a d	6439
51 Magill Road (corner of George Street) STEPNEY	Shop/Dwelling (Former 'Vauxhall House'); Whole of exterior.	a b d	6419
28 Clifton Street (corner of Phillis Street) MAYLANDS	Shop/Dwelling; Whole of exterior.	a b d	6431
67 Sixth Avenue ST PETERS	Shop/Dwelling; Whole of exterior.	a b d	6358
84 Payneham Road STEPNEY	Shop; Whole of exterior excluding carport.	a d	6424
35 Payneham Road COLLEGE PARK	Shop; Whole of exterior.	a b d	6374
43 Payneham Road COLLEGE PARK	Shop; Whole of exterior.	a b d	6376
45 Payneham Road COLLEGE PARK	Shop; Whole of exterior.	a b d	6377
177 Magill Road (corner of Frederick Street) MAYLANDS	Shop; Whole of exterior.	a b d	6438
137 Payneham Road ST PETERS	Shop; Whole of exterior.	a d	6348
61 The Parade NORWOOD	Single Storey Victorian Bluestone Villa	a b d	5934
32 Elizabeth Street NORWOOD	Single Vault Bridge & Parapet Wall	a b	5706
65 William Street NORWOOD	Single Vault Bridge & Parapet Wall	a b	5992
78 William Street NORWOOD	Single Vault Bridge & Parapet Wall	a b	5993
10 Charles Street NORWOOD	Single-Storey Victorian Bluestone attached dwelling	a b d	5658
12 Charles Street NORWOOD	Single-Storey Victorian Bluestone attached dwelling	a b d	5659
14 Charles Street NORWOOD	Single-Storey Victorian Bluestone attached dwelling	a b d	5660

16 Charles Street NORWOOD	Single-Storey Victorian Bluestone attached dwelling	a b d	5661
First Avenue & St Peters Street (Intersection) ST PETERS	Soldiers Memorial; Statue including base.	a e	6336
44a Fourth Avenue ST PETERS	Spicer Memorial Uniting (Former Methodist) Church & Hall; Whole of exterior of church and hall.	a c d	6340
49 Beulah Road NORWOOD	St Mary's Church (formerly Catholic School/Church)	a b d	5611
146-148 Kensington Road MARRYATVILLE	St Matthews Church - Victorian 'Village' Church	a b d f	5802
146-148 Kensington Road MARRYATVILLE	St Matthew's Church Rectory - Victorian Bluestone Rectory Dwelling	a b d	6075
92 First Avenue ST PETERS	St Peters Baptist Church & Hall; Whole of exterior of Church and Hall.	a c d	6335
Hackney Road HACKNEY	St Peters College; Big School Room, Chapel, Shinkfield Building (Preparatory School), Memorial Hall, Da Costa Hall, 'Headmaster's House', Pentreath', the Chemistry Building, the Physics Building, the Big Quad Classrooms and the Big Quad including Memorial Fountain.	a c d e f	6393
62 Queen Street NORWOOD	St. Ignatius College.; That portion of the north western front room of the Refuge building consisting of the bay window, walls, roof and other exterior elements to a depth that matches the alignment of the eastern wall of the adjacent red brick school building.	a e f	5875
67 Bridge Street KENSINGTON	St. Matthews Hall - Victorian Red Brick	a b c d	6053
25 Heathpool Avenue HEATHPOOL	Steel Plough - Monument to Heathpool Farm	a	5780
Laneway (Osmond & Essery) NORWOOD	Stone Road Drain - operable within laneway	a b d	6093
Sewell Avenue PAYNEHAM	Street Planting; Remnant species of planting from Henry Sewell's nursery, including Palms, Cycads, Ashes and other mature street planting.	a e g	7333
Swing Bridge Lane (off Player Avenue) ST PETERS	Swing Bridge (Suspension Bridge); Original detailing of the bridge.	a c d f	7850
101 Payneham Road ST PETERS	The First Post & Telegraph Office; Whole of exterior. Excluding single storey addition linked to Town Hall building.	a c d	6345
101 Payneham Road ST PETERS	The Second Post & Telegraph Office; Whole of exterior.	a c d	7861
44 Nelson Street STEPNEY	Tolley's Winery & Distillery Complex; Whole of exterior of brick buildings and warehouses.	a c	6422
6 Flinders Street KENT TOWN	Two Bluestone Victorian Cottages	a b d	5734
8 Flinders Street KENT TOWN	Two Bluestone Victorian Cottages	a b d	5735
1 Clarke Street NORWOOD	Two Storey Bluestone Victorian Villa	a b d	5665

97 Rundle Street KENT TOWN	Two Storey Red Brick & Sandstone Victorian Dwelling	a b d	5903
13 The Parade NORWOOD	Two Storey Victorian	a b d	6080
44 The Parade NORWOOD	Two Storey Victorian Bluestone Hotel 'Old Colonist Tavern'	a b d	5933
11 The Parade NORWOOD	Two Storey Victorian Bluestone Rowhouses	a b d	6079
59 Kensington Road NORWOOD	Two Storey Victorian Dwelling	a b d e	5793
69 Beulah Road NORWOOD	Two Storey Victorian Row-House Dwelling	a b d f	5617
72-74 The Parade NORWOOD	Two Storey Victorian Sandstone Shops & Dwelling	a b d	5936
10 Flinders Street KENT TOWN	Two Victorian Stone Dwellings	a b d	5737
12 Flinders Street KENT TOWN	Two Victorian Stone Dwellings	a b d	5738
9 The Parade NORWOOD	Two-Storey Victorian Bluestone Rowhouses	a b d	5930
248 The Parade NORWOOD	Two-Storey Victorian Red Brick Shop	a b d	5959
36 Richmond Street HACKNEY	Uniting Church; Original 1906 building fabric fronting Richmond Street including main hall and two classrooms but excluding the rear additions.	a c	6406
246 The Parade NORWOOD	Victorian Bluestone & Red Brick Corner Shop & Dwelling	a b d	5958
9 Wellington Street KENSINGTON	Victorian Bluestone & Red Brick Cottage	a b d f	5978
25 Thornton Street KENSINGTON	Victorian Bluestone & Red Brick Dwelling	a b d	5965
250 The Parade NORWOOD	Victorian Bluestone & Red Brick Dwelling	a b d	5960
17 Rundle Street KENT TOWN	Victorian Bluestone & Red Brick Shop & Dwelling 'Sefton House'	a b d	5895
322A The Parade KENSINGTON	Victorian Bluestone & Red Brick Villa	a b d f	5962
61-63 High Street KENSINGTON	Victorian Bluestone Attached Dwellings	a b d	5787
95 Osmond Terrace NORWOOD	Victorian Bluestone Boundary Wall	a b d	17661
97 Osmond Terrace NORWOOD	Victorian Bluestone Boundary Wall	a b	5854
20 High Street KENSINGTON	Victorian Bluestone Cottage	a b d	5782
1 Richmond Street KENSINGTON	Victorian Bluestone Cottage	a b d	5884
2 Richmond Street KENSINGTON	Victorian Bluestone Cottage	a b d	5885
3 Richmond Street KENSINGTON	Victorian Bluestone Cottage	a b d	5886
4 Richmond Street KENSINGTON	Victorian Bluestone Cottage	a b d	5887
5 Richmond Street KENSINGTON	Victorian Bluestone Cottage	a b d	5888
6 Richmond Street KENSINGTON	Victorian Bluestone Cottage	a b d	5889
7 Richmond Street KENSINGTON	Victorian Bluestone Cottage	a b d	5890

8 Richmond Street KENSINGTON	Victorian Bluestone Cottage	a b d	5891
10 Richmond Street KENSINGTON	Victorian Bluestone Cottage	a b d	5892
11 Fisher Street NORWOOD	Victorian Bluestone Cottage	a b d	5722
93 George Street NORWOOD	Victorian Bluestone Cottage	a b d	5767
57 Queen Street NORWOOD	Victorian Bluestone Cottage	a b d	5873
77 Queen Street NORWOOD	Victorian Bluestone Cottage	a b d	5876
68 Sydenham Road NORWOOD	Victorian Bluestone Cottage	a b d	5915
49 William Street NORWOOD	Victorian Bluestone Cottage	a b d	5990
86 William Street NORWOOD	Victorian Bluestone Cottage	a b d	5994
12 Fisher Street NORWOOD	Victorian Bluestone Cottage (Semi Detached)	a b d	5723
43 William Street NORWOOD	Victorian Bluestone Cottage Duplex	a b d	5985
45 William Street NORWOOD	Victorian Bluestone Cottage Duplex	a b d	5987
15 George Street NORWOOD	Victorian Bluestone Cottage/Villa	a b d	5762
9-11 Gray Street NORWOOD	Victorian Bluestone Duplex (Semi-Detached)	a b d	5774
15-17 Bishop's Place KENSINGTON	Victorian Bluestone Duplex Cottage	a b d	5640
96 Edward Street NORWOOD	Victorian Bluestone Duplex Villa	a b d	5695
98 Edward Street NORWOOD	Victorian Bluestone Duplex Villa	a b d	5696
12 Northumberland Street HEATHPOOL	Victorian Bluestone Dwelling	a b f	5837
1/ 65 High Street KENSINGTON	Victorian Bluestone Dwelling	a b d	5788
2/ 65 High Street KENSINGTON	Victorian Bluestone Dwelling	a b d	20489
219 Kensington Road KENSINGTON	Victorian Bluestone Dwelling	a e	5807
162 Magill Road NORWOOD	Victorian Bluestone Dwelling	a b d	6088
5 Rose Street NORWOOD	Victorian Bluestone Dwelling	a b d	5893
110 Sydenham Road NORWOOD	Victorian Bluestone Dwelling	a b d	5923
27 William Street NORWOOD	Victorian Bluestone Dwelling	a b d	5981
330 The Parade KENSINGTON	Victorian Bluestone Dwelling & Shop	a b d	5961
232B The Parade NORWOOD	Victorian Bluestone Hotel 'Bath Hotel'	a b d	5957
23 Regent Street KENSINGTON	Victorian Bluestone Hotel 'Kensington Hotel'; Original building and all associated original building fabric.	a b d	5880

239 Kensington Road KENSINGTON	Victorian Bluestone Hotel 'Marryatville Hotel'	a b d	6077
315 Portrush Road NORWOOD	Victorian Bluestone Hotel 'Robin Hood Hotel'	a b d f	5867
38 Osmond Terrace NORWOOD	Victorian Bluestone Police Station	a b d	5843
31-39 Sydenham Road NORWOOD	Victorian Bluestone Rowhouses	a b d	6095
95-97 High Street KENSINGTON	Victorian Bluestone Semi-detached Duplex	a b d	5791
40 Thornton Street KENSINGTON	Victorian Bluestone Semi-Detached Dwelling	a b d	5966
42 Thornton Street KENSINGTON	Victorian Bluestone Semi-Detached Dwelling	a b d	5967
151 Kensington Road KENSINGTON	Victorian Bluestone Terraces	a b d	5804
153 Kensington Road KENSINGTON	Victorian Bluestone Terraces	a b d	5805
155 Kensington Road KENSINGTON	Victorian Bluestone Terraces	a b d	5806
87 Kensington Road NORWOOD	Victorian Bluestone Two-Storey Dwelling	a b d	5795
97 Kensington Road NORWOOD	Victorian Bluestone Two-Storey Dwelling	a b d	5796
139 Kensington Road NORWOOD	Victorian Bluestone Two-Storey Dwelling	a b d	5801
76 Bridge Street KENSINGTON	Victorian Bluestone Villa	a b d	5651
23 Maesbury Street KENSINGTON	Victorian Bluestone Villa	a b d	5811
25 Regent Street KENSINGTON	Victorian Bluestone Villa	a b d	5881
8 Wellington Street KENSINGTON	Victorian Bluestone Villa	a b c d e	5977
29 Flinders Street KENT TOWN	Victorian Bluestone Villa	a b d	5742
56 King William Street KENT TOWN	Victorian Bluestone Villa	a b d	5809
114 Beulah Road NORWOOD	Victorian Bluestone Villa	a b d f	5630
139 Beulah Road NORWOOD	Victorian Bluestone Villa	a b f	5634
21 Birrell Street NORWOOD	Victorian Bluestone Villa	a b d f	5639
2 Charles Street NORWOOD	Victorian Bluestone Villa	a b d	5654
108 Edward Street NORWOOD	Victorian Bluestone Villa	a b d	5700
112 Edward Street NORWOOD	Victorian Bluestone Villa	a b d	5701
90 Fullarton Road NORWOOD	Victorian Bluestone Villa	a b d	5758
2B George Street NORWOOD	Victorian Bluestone Villa	a b d	5760
103 George Street NORWOOD	Victorian Bluestone Villa	a b d	5768
14 Gray Street NORWOOD	Victorian Bluestone Villa	a b d	5775
48 Osmond Terrace NORWOOD	Victorian Bluestone Villa	a b d	5845

50 Osmond Terrace NORWOOD	Victorian Bluestone Villa	a b d	5846
54 Osmond Terrace NORWOOD	Victorian Bluestone Villa	a b d	5847
29 Queen Street NORWOOD	Victorian Bluestone Villa	a b d	5871
93 William Street NORWOOD	Victorian Bluestone Villa	a b d	5995
96 William Street NORWOOD	Victorian Bluestone Villa	a b d	5996
98 William Street NORWOOD	Victorian Bluestone Villa	a b d	5997
100 William Street NORWOOD	Victorian Bluestone Villa	a b d	5998
119 William Street NORWOOD	Victorian Bluestone Villa	a b d	6000
1 Fisher Street NORWOOD	Victorian Bluestone/Redbrick Villa	a b d	5711
104 Beulah Road NORWOOD	Victorian Bluestone/Sandstone Villa	a b d	5629
1 Marchant Street KENSINGTON	Victorian Brick & Stone Cottage	a b d	5821
2 Marchant Street KENSINGTON	Victorian Brick & Stone Cottage	a b d	5822
4 Marchant Street KENSINGTON	Victorian Brick & Stone Cottage	a b d	5824
6 Marchant Street KENSINGTON	Victorian Brick & Stone Cottage	a b d	5826
8 Marchant Street KENSINGTON	Victorian Brick & Stone Cottage	a b d	5827
10 Marchant Street KENSINGTON	Victorian Brick & Stone Cottage	a b d	5828
16 High Street KENSINGTON	Victorian Brick Cottage	a b d	5781
18 Regent Place KENSINGTON	Victorian Brick Cottage	a b d	5879
15 Sydenham Road NORWOOD	Victorian Church 'Former Primitive Methodist Church'	a b c d	5911
76 Rundle Street KENT TOWN	Victorian Corner Pub 'Kent Town Hotel'	a b d e f	5900
69 Sydenham Road NORWOOD	Victorian Corner Shop	a b d	6138
72 Sydenham Road NORWOOD	Victorian Corner Shop	a b d	5916
37 William Street NORWOOD	Victorian Corner Shop & Attached Dwelling	a b d	5982
38 Charles Street NORWOOD	Victorian Corner Shop with Parapet Wall	a b d	5662
5 Wellington Street KENSINGTON	Victorian Cottage	a b d	5976
9 Flinders Street KENT TOWN	Victorian Cottage	a b d	5736
2 Cleve Street NORWOOD	Victorian Cottage	a b d	5667
15 Elizabeth Street NORWOOD	Victorian Cottage	a b d	5705
34 Elizabeth Street NORWOOD	Victorian Cottage	a b d	5707
6 Fisher Street NORWOOD	Victorian Cottage	a b d	5717

7A Fisher Street NORWOOD	Victorian Cottage	a b d	5719
9A Fisher Street NORWOOD	Victorian Cottage	a b d	5720
13 Fisher Street NORWOOD	Victorian Cottage	a b	5724
20 Fisher Street NORWOOD	Victorian Cottage	a b d	5727
22 Fisher Street NORWOOD	Victorian Cottage	a b d	5728
24 Fisher Street NORWOOD	Victorian Cottage	a b d	5730
28 Fisher Street NORWOOD	Victorian Cottage	a b d	5731
64 Fisher Street NORWOOD	Victorian Cottage	a b d	5732
66 Sydenham Road NORWOOD	Victorian Cottage	a b d	5913
91 Sydenham Road NORWOOD	Victorian Cottage	a b d	5920
47 William Street NORWOOD	Victorian Cottage	a b d	5988
10 Fisher Street NORWOOD	Victorian Cottage (Semi Detached)	a b d	5721
4 Moulden Street NORWOOD	Victorian Duplex	a b d	5829
6 Moulden Street NORWOOD	Victorian Duplex	a b d	5830
6-8 Gloucester Terrace NORWOOD	Victorian Duplex Bluestone Dwelling	a b f	5773
67 High Street KENSINGTON	Victorian Dwelling	a b d	5789
69 High Street KENSINGTON	Victorian Dwelling	a b	5790
67 Sydenham Road NORWOOD	Victorian Dwelling	a b d	5914
26 Gray Street NORWOOD	Victorian Freestone & Brick Cottage	a b d	5777
55 George Street NORWOOD	Victorian Gothic Citadel		6314
4-6 Birrell Street NORWOOD	Victorian Italianate - Bluestone, Semi-Detached Dwelling	a b d	5638
135 William Street NORWOOD	Victorian Italianate Bluestone Church 'St Ignatius Church'	a b c d f	6062
207 The Parade NORWOOD	Victorian Italianate Sandstone Mansion	a b d	5955
49 Fullarton Road KENT TOWN	Victorian Masonry Bridge & Red Brick Parapet to First Creek	a b	5753
112-114 Osmond Terrace NORWOOD	Victorian Masonry Bridge & Red Brick Parapet to First Creek	a b	5860
78-80 Sydenham Road NORWOOD	Victorian Masonry Bridge & Red Brick Parapet to First Creek	a b	5919
48 William Street NORWOOD	Victorian Masonry Building	a b c	5989
50 William Street NORWOOD	Victorian Masonry Corner Dwelling	a b d	5991
57 Maesbury Street KENSINGTON	Victorian Masonry Cottage	a b d	5815

41 Regent Street KENSINGTON	Victorian Masonry Cottage	a b d	5882
58 North Terrace KENT TOWN	Victorian Masonry Cottage	a b d	5833
24 High Street KENSINGTON	Victorian Masonry Duplex	a b d	6058
24A High Street KENSINGTON	Victorian Masonry Duplex	a b d	6059
26 High Street KENSINGTON	Victorian Masonry Duplex	a b d	5784
18 Flinders Street KENT TOWN	Victorian Masonry Dwelling	a b d e	5740
120 Magill Road NORWOOD	Victorian Masonry Hotel & Parapet Walls - 'Oriental Hotel'	a b d f	6084
10 Sydenham Road NORWOOD	Victorian Masonry Shop & Rendered Masonry Cottage	a b d e	6061
6 Dudley Road MARRYATVILLE	Victorian Masonry Two-Storey Dwelling	a b d	5680
124 Osmond Terrace NORWOOD	Victorian Masonry Villa	a b d	5862
74 King William Street (also known as 10 College Road) KENT TOWN	Victorian Outbuilding & Wall (rear of property)	a b	5810
17 Fisher Street NORWOOD	Victorian Pise Cottage	a b d	5726
3 Fisher Street NORWOOD	Victorian Pise Terrace Dwelling	a b d	5713
5 Fisher Street NORWOOD	Victorian Pise Terrace Dwelling	a b d	5715
5A Fisher Street NORWOOD	Victorian Pise Terrace Dwelling	a b d	5716
7 Fisher Street NORWOOD	Victorian Pise Terrace Dwelling	a b d	5718
2 Tolmer Place NORWOOD	Victorian Red Brick & Bluestone Cottage	a b d	5968
4 Tolmer Place NORWOOD	Victorian Red Brick & Bluestone Cottage	a b d	5969
6 Tolmer Place NORWOOD	Victorian Red Brick & Bluestone Cottage	a b d	5970
8 Tolmer Place NORWOOD	Victorian Red Brick & Bluestone Cottage	a b d	5971
10 Tolmer Place NORWOOD	Victorian Red Brick & Bluestone Cottage	a b d	5972
66 Magill Road NORWOOD	Victorian Red Brick & Bluestone Hotel - 'Alma Hotel'	a b d f	5820
5 Marchant Street KENSINGTON	Victorian Red Brick & Sandstone Cottage	a b d	5825
103A Sydenham Road NORWOOD	Victorian Red Brick & Sandstone Hall Former Community Hall	a b d	5922
64 Magill Road NORWOOD	Victorian Red Brick Shop	a b d	5819
157-159 The Parade NORWOOD	Victorian Red Brick Shop	a b d	5947
60 Queen Street NORWOOD	Victorian Rendered Pise Cottage	a b d	5874
31 Wakefield Street KENT TOWN	Victorian Rendered Terrace Residence & Fence	a b d	5974
33 Wakefield Street KENT TOWN	Victorian Rendered Terrace Residence & Fence	a b d	5975

12 St Peters Street ST PETERS	Victorian Rustic Gothic Dwelling; Whole of exterior.	d	18912
60 North Terrace KENT TOWN	Victorian Sandstone & Bluestone Villa	a b d	5834
75 Kensington Road NORWOOD	Victorian Sandstone & Bluestone Villa	a b d	5794
37 Elizabeth Street NORWOOD	Victorian Sandstone & Red Brick Dwelling	a b f	5708
127 The Parade NORWOOD	Victorian Sandstone & Red Brick Shop & Dwelling	a b d	5941
3 Marchant Street KENSINGTON	Victorian Sandstone Cottage	a b d	5823
41 William Street NORWOOD	Victorian Sandstone Cottage	a b d	5984
121 William Street NORWOOD	Victorian Sandstone Cottage	a b d e	6001
96 Beulah Road NORWOOD	Victorian Sandstone Dwelling	a b d	5627
102 Sydenham Road NORWOOD	Victorian Sandstone Dwelling	a b d	5921
44 William Street NORWOOD	Victorian Sandstone Dwelling	a b d	5986
17 Sydenham Road NORWOOD	Victorian Sandstone Dwelling 'Former Manse'	a b d	5912
81 Osmond Terrace NORWOOD	Victorian Sandstone Mansion	a b d	5849
11A George Street NORWOOD	Victorian Sandstone Villa	a b d	5761
21 George Street NORWOOD	Victorian Sandstone Villa	a b d	5764
41 George Street NORWOOD	Victorian Sandstone Villa	a b d	5765
2 Fisher Street NORWOOD	Victorian Sandstone/Redbrick Villa complex	a b d	5712
36-38 King Street NORWOOD	Victorian Semi-detached Bluestone Cottages	a b d	6083
2-4 Phillips Street KENSINGTON	Victorian Semi-detached Brick & Stone Dwellings	a b d	6060
3/ 69 Fullarton Road KENT TOWN	Victorian Shop	a b	5755
160 The Parade NORWOOD	Victorian Shop	a b f	5948
162 The Parade NORWOOD	Victorian Shop	a b f	5949
164 The Parade NORWOOD	Victorian Shop	a b f	5950
166 The Parade NORWOOD	Victorian Shop	a b f	5951
186 The Parade NORWOOD	Victorian Shop	a b f	5953
107 Rundle Street KENT TOWN	Victorian Shop & Dwelling	a b d	5906
211A The Parade NORWOOD	Victorian Shop & Dwelling	a b d	5956
120-132 The Parade NORWOOD	Victorian Shops & Dwellings	a b d	5940
8 Edmund Street NORWOOD	Victorian Stone Cottage	a b d	5682
42 Regent Street KENSINGTON	Victorian Stone Dwelling	a b d	5883

71 Beulah Road NORWOOD	Victorian Stone Dwelling	a b d	5618
112 Osmond Terrace NORWOOD	Victorian Stone Dwelling	a b d	5859
23 William Street NORWOOD	Victorian Stone Dwelling	a b d	5980
54-54A High Street KENSINGTON	Victorian Stone Villa & Shop Frontage	a b d f	5786
103 Edward Street NORWOOD	Victorian Terrace Development	a b d	5697
105 Edward Street NORWOOD	Victorian Terrace Development	a b d	5698
107 Edward Street NORWOOD	Victorian Terrace Development	a b d	5699
109 Edward Street NORWOOD	Victorian Terrace Development	a b d	6054
111 Edward Street NORWOOD	Victorian Terrace Development	a b d	6055
36 College Road KENT TOWN	Victorian Villa	a b d	5670
68 Beulah Road NORWOOD	Victorian Villa	a b d	5616
1 Charles Street NORWOOD	Victorian Villa	a b d	5653
3 Charles Street NORWOOD	Victorian Villa	a b d	5655
23 Fisher Street NORWOOD	Victorian Villa	a b d	5729
101 William Street NORWOOD	Victorian/Edwardian Red Brick Dwelling	a b d	5999
99 Kensington Road NORWOOD	Victorian/Edwardian Sandstone Villa	a b d	5797
131 The Parade NORWOOD	Victorian/Edwardian Stone Shop & Dwelling	a b d	5942
188 The Parade NORWOOD	Victorian/Federation Masonry Dwelling & Bank	a b f	5954
5 Charles Street NORWOOD	Victorian-Italianate Mansion with Boundary Fence	a b d	5656

Onkaparinga

13 Old Coach Road ALDINGA	Aldinga General Store	a c	5578
197-203 Port Road ALDINGA	Aldinga Hotel & Norfolk Pine Tree	a c f	5587
23 Old Coach Road ALDINGA	Aldinga Institute	a c d	5582
10 Hill Street WILLUNGA	Alma Hotel	a d e f	5489
Amery Road MCLAREN VALE	Amery Private Cemetery	a b e	5388
17 Aldinga Road WILLUNGA	Attached Dwelling and former Shop	a d e	5466
70 Grants Gully Road CLARENDON	Attached Dwellings	a d	24473
7 High Street WILLUNGA	Bank & Residence	a c d	5478

14 Old Main South Road ALDINGA	Barn Ruins	a d	5574
Bowering Hill Road PORT WILLUNGA	Barn Ruins	a d	5544
219 Strout Road MCLAREN VALE	Bethany Church, Cemetery & Bridge	a c d	5417
Almond Grove Road WHITES VALLEY	Brick Kiln Bridge & Site	a d e	5555
Morrow LONSDALE	Bridge across Christie Creek Original bridge structure	a d	5294
Aldinga Road WHITES VALLEY	Butterworth's Mill Ruins	a d e f	5552
Esplanade PORT NOARLUNGA	Captain Collett Barker Cairn; Cairn including plaque and weather vane	a e f	5344
38-44 Panalatinga Road OLD REYNELLA	Carew Cottage' and attached former School Room Sunken Garden & Pine Tree	a e	5375
Alt 20 Sellicks Beach Road SELLICKS BEACH	Cemetery	a	24503
1 McLaren Flat Road KANGARILLA	Chapel	a c	24489
15 St Ninians Road CLARENDON	Church	a c	5161
415-417 Main Road COROMANDEL VALLEY	Church		5117
99 Main Road MCLAREN VALE	Church	a c d	5216
72 Candy Road HAPPY VALLEY	Church & Cemetery		5091
50-52 Grants Gully Road CLARENDON	Church and Kindergarten	a c d	24469
87 Hicks Hill Road CHERRY GARDENS	Church; Church, attached vestry, grave sites, stone barn and toilet, excluding later metal kitchen building.	a c d	24485
100 Delabole Road WHITES VALLEY	Coachhouse Remains (Ashley Farm)	a e	5426
Colville Road WILLUNGA SOUTH	Colville Bridge	a c d e	5425
22 Gawler Street PORT NOARLUNGA	Community Arts Centre, former Port Noarlunga Institute and Library; Whole of exterior	a b c	5352
Rogers Road SELLICKS HILL	Corrugated Iron Barns/Sheds (Rogers)	a d	5525
6 Adey Road ALDINGA	Cottage	a e	5551
36 Adey Road ALDINGA	Cottage	a d	5550
66 Little Road ALDINGA	Cottage	a e	24484
11 Old Main South Road ALDINGA	Cottage	a b d	5589

13 Old Main South Road ALDINGA	Cottage	a b d	5588
2 Township Lane ALDINGA	Cottage	a b d	5586
172 Elliott Road MCLAREN FLAT	Cottage	a d e	5399
21-23 Star of Greece Road PORT WILLUNGA	Cottage	a	5537
7 Adey Road WHITES VALLEY	Cottage	a d e	5564
19 St Judes Street WILLUNGA	Cottage	a d	5513
35 Aldinga Road WILLUNGA	Cottage	a d	5468
43 Aldinga Road WILLUNGA	Cottage	a d e	5471
45 Aldinga Road WILLUNGA	Cottage	a d	5472
49 Aldinga Road WILLUNGA	Cottage	a d	5473
55 Aldinga Road WILLUNGA	Cottage	a d	5474
3/ 37 High Street WILLUNGA	Cottage	a d	5485
46 High Street WILLUNGA	Cottage	a d	5486
60 High Street WILLUNGA	Cottage	a d	5487
1/ 5 Kell Street WILLUNGA	Cottage	a d	5491
18 St Andrews Terrace WILLUNGA	Cottage	a d	5502
26 St Andrews Terrace WILLUNGA	Cottage	a d	5503
18 St Georges Street WILLUNGA	Cottage	a d e	5506
24 St Georges Street WILLUNGA	Cottage	a d	5508
6 St James Street WILLUNGA	Cottage	a d	5476
21 St James Street WILLUNGA	Cottage	a d e	5509
5 St Judes Street WILLUNGA	Cottage	a d	5511
8 St Lukes Street WILLUNGA	Cottage	a d	5515
23 St Lukes Street WILLUNGA	Cottage	a d	5517
8 St Marys Street WILLUNGA	Cottage	a b	5454
17 St Marys Street WILLUNGA	Cottage	a d	5518
85 St Johns Terrace WILLUNGA SOUTH	Cottage	a b d e	5451
35 Old Willunga Hill Road WILLUNGA	Cottage - Elim Park	a b d e	5462

139 Kangarilla Road MCLAREN VALE	Cottage - 'Ferris House'	a b d e	5405
39 Aldinga Road WILLUNGA	Cottage - Former Bible Christian Manse	a d	5469
15 Methodist Street WILLUNGA	Cottage - Former Methodist Manse	a b e	5436
128 Hunt Road MCLAREN VALE	Cottage - 'Glen Hardy'	a b d e	5400
134 Edwards Road WILLUNGA	Cottage - 'Middlebrook'	a	5429
577 California Road TATACHILLA	Cottage - 'Peppertree' - former William Semmens' Cottage; building associated with former Tatachilla Winery	a d e	5396
122 St Johns Terrace WILLUNGA SOUTH	Cottage - 'Valley View'	a b d	5453
41 - 43 McLaren Flat Road KANGARILLA	Cottage & former Shop/Dwelling	a d	5129
19-21 Port Road PORT WILLUNGA	Cottage & Stone Wall	a d	5547
Thomas Road ALDINGA	Cottage (Abandoned)	a b d	5594
41 Aldinga Road WILLUNGA	Cottage (Dowty's)	a d e	5470
72 Little Road ALDINGA	Cottage (former Hampshire Hotel)	a c d e	5565
13 Murray Road PORT NOARLUNGA	Cottage (former Stables)	a	24499
640 Colville Road WILLUNGA SOUTH	Cottage (formerly Moy Hall)	a	5423
19 Quarry Road WILLUNGA SOUTH	Cottage (Gum Gully)	a b d	5439
17 Port Road PORT WILLUNGA	Cottage (Honeysuckle)	a d	5546
40 Adey Road ALDINGA	Cottage (Paddy's Row)	a d	20881
4-8 Sunset Parade ALDINGA BEACH	Cottage (Polkinghorns)	a d	5592
100 St Johns Terrace WILLUNGA SOUTH	Cottage (Springhill)	a b d	5452
10 Bishop Street WILLUNGA	Cottage (The Gums)	a d	5475
94 St Johns Terrace WILLUNGA SOUTH	Cottage 'Beltunga'	a b d e	5438
130 Main Road WILLUNGA	Cottage Ruin 7 Moreton Bay Fig Trees	a b d e f	5430

41 Quarry Road WILLUNGA SOUTH	Cottage Ruins & Slate Tank	a b d	5440
38-44 Panalatinga Road OLD REYNELLA	Cottage within Reynella Winery; Whole of exterior	a e	20885
1 Reynell Road OLD REYNELLA	Cottage, former Post Office; Whole of exterior	a c	5377
12 Malpas Street OLD NOARLUNGA	Cottage; Whole of exterior	a	5317
5 Corn Street OLD REYNELLA	Cottage; Whole of exterior	a e	5367
6 Market Street OLD REYNELLA	Cottage; Whole of exterior	a	5372
3 Olive Street OLD REYNELLA	Cottage; Whole of exterior	a	5374
82 Murray Road PORT NOARLUNGA	Cottage; Whole of exterior	a	5356
15 Corn Street OLD REYNELLA	Cottage; Whole of exterior of historic cottage and gabled addition excluding recent skillion roofed additions.	a	5368
24 Old Coach Road ALDINGA	Crisps Garage (former Blacksmith) & Residence	a b c d e	5583
58 Osborn Road MCLAREN VALE	D'Arenberg Winery Complex; Includes former homestead, dwelling, stone barn & stone cellar	a b e	5391
6 Bayliss Road WHITES VALLEY	Duncan Stewart's House (ruins)	a b e	5558
27 Stonebridge Drive ABERFOYLE PARK	Dwelling	a d e	5088
7 Old Coach Road ALDINGA	Dwelling	a d	5576
9 Old Coach Road ALDINGA	Dwelling	a d	5577
29 Old Coach Road ALDINGA	Dwelling	a d e	5585
62 Grants Gully Road CLARENDON	Dwelling	a c	5152
63 Grants Gully Road CLARENDON	Dwelling	a e	5153
64 Grants Gully Road CLARENDON	Dwelling	a d	24471
68 Grants Gully Road CLARENDON	Dwelling	a d	24472
76 Grants Gully Road CLARENDON	Dwelling	a d	24474
174 Dashwood Gully Road KANGARILLA	Dwelling	a d	5132
71 Brightview Brae MCLAREN VALE	Dwelling	a b	5419
12A Hill Street WILLUNGA	Dwelling	a d e	5490

15 Main Road WILLUNGA	Dwelling	a d e	5495
20 Main Road WILLUNGA	Dwelling	a d	5497
22 Main Road WILLUNGA	Dwelling	a d	5498
7 Old Willunga Hill Road WILLUNGA	Dwelling	a b d e	5464
8 St Andrews Terrace WILLUNGA	Dwelling	a d	5499
9 St Andrews Terrace WILLUNGA	Dwelling	a d	5500
27 St Andrews Terrace WILLUNGA	Dwelling	a d	5504
20 - 22 St Georges Street WILLUNGA	Dwelling	a d e	5507
30 St Matthews Street WILLUNGA	Dwelling	a b d e	5457
32 St Matthews Street WILLUNGA	Dwelling	a b d e	5458
25 Old Coach Road ALDINGA	Dwelling - excludes verandah	a d e	5584
34 St Andrews Terrace WILLUNGA	Dwelling - former attached Cottages	a d	5505
3 Main Road WILLUNGA	Dwelling - former Police Station	a c	5492
117 Hicks Hill Road CHERRY GARDENS	Dwelling - former Rechabite Hall	a c	5106
18 Lewis Street CHERRY GARDENS	Dwelling - former school	a c	5105
5-9 Aldersey Street MCLAREN VALE	Dwelling - Former Schoolhouse	a c d	5225
39 Tatachilla Road MCLAREN VALE	Dwelling - former 'Woodleigh' Stables	a d e	5209
18 Main Road WILLUNGA	Dwelling - 'Hawthorne'	a d	5496
80 McMurtrie Road THE RANGE	Dwelling - 'Hillwood'; includes attached cellar & dairy	a d e	5409
378 Rifle Range Road THE RANGE	Dwelling - 'Monopilla'	a b d e	5411
1 Nursery Lane ONKAPARINGA HILLS	Dwelling - 'The Cottage Nursery'; Whole of exterior	a	5341
37 Tatachilla Road MCLAREN VALE	Dwelling - 'Woodleigh'	a d e	5213
185 States Road MORPHETT VALE	Dwelling & Cellar; Whole of exterior of historic dwelling, excluding later additions	a d	5312
13 Main Road WILLUNGA	Dwelling & former Bakery	a d	5494
3 Stump Hill Road MCLAREN VALE	Dwelling & former Barn	a d	5195

19 Aldinga Road WILLUNGA	Dwelling & Former Shop	a d e	5467
15 Aldinga Road WILLUNGA	Dwelling & former Shop; includes later verandah addition	a d e	5465
17 Chapman Avenue MCLAREN VALE	Dwelling & Outbuilding	a d	5219
30 Barbara Crescent COROMANDEL VALLEY	Dwelling & Outbuildings` Hurd's Hill	a d	24487
100 Binney Road WILLUNGA	Dwelling (excluding 1930s front addition) & Cellar (Binney)	a b d e	5422
Lot 12 Clarke Street PORT NOARLUNGA	Dwelling ('Fan Court'); Whole of exterior	a b e f	5343
4 Magarey Road COROMANDEL VALLEY	Dwelling (former Church)	a c	24488
61 Grants Gully Road CLARENDON	Dwelling (former Post Office)	a c	24486
453 Main Road COROMANDEL VALLEY	Dwelling (former shop) and associated bakehouse	a d	5101
255 Strout Road MCLAREN VALE	Dwelling (Wigley's)	a d e	5408
17 St Ninians Road CLARENDON	Dwelling and Farm Outbuilding	a d	24475
11 Cut Hill Road KANGARILLA	Dwelling and former shop	a c d	5133
1919 Kangarilla Road KANGARILLA	Dwelling and former shop	a	5135
33 Patapinda Road OLD NOARLUNGA	Dwelling and former shop; Whole of exterior	a	5326
48 Patapinda Road OLD NOARLUNGA	Dwelling and former Shop; Whole of exterior	a	5331
33 Saltfleet Street PORT NOARLUNGA	Dwelling and Norfolk Island Pine Tree; Whole of exterior of dwelling. Pine tree.	a	5360
26 Grants Gully Road CLARENDON	Dwelling and outbuilding	a d	5147
69 Patapinda Road HACKHAM	Dwelling and Outbuildings, former Farm Complex, ('Maidstone'); Includes former farmhouse & outbuildings	a	5300
35 Patapinda Road HACKHAM	Dwelling and Outbuildings, former Farm Complex; Whole of exterior of former farmhouse and outbuildings	a e	5299
78 St Andrews Terrace WILLUNGA SOUTH	Dwelling 'Brierly'	a d e	5448
12 Radiata Place ABERFOYLE PARK	Dwelling -'Coorabin' & Inground Water Tank	a d	5089

30 St Johns Terrace WILLUNGA SOUTH	Dwelling Former Church of England Rectory	a b e	5424
6 Water Street OLD NOARLUNGA	Dwelling former Granary and Storehouse; Whole of exterior of historic building	a	5339
281 Main Road MCLAREN VALE	Dwelling 'Ingleburne'; Includes dairy, store & water tank	a b d e f	5435
125 Jackson Hill Road THE RANGE	Dwelling Ruins (Jackson's); includes Cypress trees	a d e	5402
35 Dashwood Gully Road KANGARILLA	Dwelling(s) and Outbuilding	a d	5134
178 Blewitt Springs Road MCLAREN FLAT	Dwelling, (Beltung), Associated Trees and garden.; Includes mature pine & palm trees & garden with cypress hedge	a	5383
28 Malpas Street OLD NOARLUNGA	Dwelling, ('Noarlunga Cottage'); Whole of exterior of historic (c1854) cottage and c1860 additions excluding later additions.	a	5319
59 Bains Road MORPHETT VALE	Dwelling, ('Prospect Cottage'); Whole of exterior of historic dwelling, excluding additions	a d	5306
9 Witton Road PORT NOARLUNGA	Dwelling, former Boarding House ('Yoolana'); Whole of exterior	a b	5362
64-66 Corn Street OLD REYNELLA	Dwelling, former Boarding House; Whole of exterior	a	5370
30 Tusmore Drive ONKAPARINGA HILLS	Dwelling, former Farm Building, ('Craigbank'); Whole of exterior	a e	5342
Panalatinga Road WOODCROFT	Dwelling, former Farmhouse and Pine Trees; Whole of exterior of former farmhouse excluding later additions. Mature pine trees	a	5379
32 Old Honeypot Road PORT NOARLUNGA	Dwelling, former Farmhouse; Whole of exterior	a	5357
67 Patapinda Road OLD NOARLUNGA	Dwelling, former Harbour Master's Cottage, Post & Rail Fence and Canary Island Palm Tree; Whole of exterior of historic cottage excluding later verandah. Mature palm tree, post and rail fence.	a e	5334
171 States Road MORPHETT VALE	Dwelling, former Manse; Whole of exterior of historic dwelling, excluding later additions	a d	5311
52 Bains Road MORPHETT VALE	Dwelling, former Morphett Vale Union Chapel; Whole of exterior of historic building, excluding later additions	a d	5305
8 Peach Street OLD REYNELLA	Dwelling, former Wesleyan Chapel and Hall; Whole of exterior of former Chapel and Hall	a c	5376
388 Dashwood Gully Road KANGARILLA	Dwelling, 'Pine Villa'; Includes house, outbuildings & historic trees	a g	5123
39 Grants Gully Road CLARENDON	Dwelling, 'Toondilla'	a d e	5149

11 Anderson Avenue PORT NOARLUNGA	Dwelling; Dwelling (excluding the carport, and any later additions and outbuildings).	a	24497
1/ 24 Cottage Lane HACKHAM	Dwelling; excludes later addition	a	5295
38-44 Panalatinga Road OLD REYNELLA	Dwelling; Whole of exterior	a e	20884
29 Commercial Road PORT NOARLUNGA SOUTH	Dwelling; Whole of exterior	a b	5364
50-52 Patapinda Road OLD NOARLUNGA	Dwelling; Whole of exterior - excludes c1953 shop addition	a	5332
193 States Road MORPHETT VALE	Dwelling; Whole of exterior of historic dwelling, excluding verandah and additions	a d	5313
132 Main South Road MORPHETT VALE	Emu Hotel; Whole of exterior of historic hotel excluding later additions	a c	5309
40 Magarey Road COROMANDEL VALLEY	Farm Complex - Margarey House, Cottage & Orchard	a e g	5120
330 McLaren Flat Road MCLAREN FLAT	Farm Complex - 'Wickham Park'; includes dwelling, early farmhouse & outbuilding	a b d e	5406
122 Country Road SELICKS BEACH	Farm Complex (Justs)	a b d e	5535
100 Culley Road SELICKS HILL	Farm Complex (McCrae); Includes associated barn	a b d e	5523
332 Dashwood Gully Road KANGARILLA	Farm complex, 'Forest Lodge'; Includes house, shearing shed, outbuildings & historic trees	a d e g	5125
196 Cut Hill Road KANGARILLA	Farm complex, 'Glengrove'; Includes house & cottage	a d	5127
36 Hillyfields Road KANGARILLA	Farm complex, 'Parkhurst'; Includes house, stable, threshing shed, other outbuildings, historic trees & garden	a d e g	5126
2887 Main South Road TATACHILLA	Farm Complex; includes farmhouse & barn	a b d	5595
363 Aldinga Road WHITES VALLEY	Farmhouse - 'Blacker's'	a b d e	5421
12 Stirling Avenue SELICKS BEACH	Farmhouse - 'McRae'	a b d e	5536
89 Main Road WILLUNGA	Farmhouse - Slate Creek Farm	a b e	5434
118 Thomas Road MASLIN BEACH	Farmhouse & former Dairy 'Kindra'	a b d e	5596
272 Bayliss Road TATACHILLA	Farmhouse & Outbuildings 'Pengilly Farm'	a b d e	5559
34 Thomas Road MASLIN BEACH	Farmhouse & Outbuildings - 'Huntfield'	a b d e	20893
90 Bayliss Road WHITES VALLEY	Farmhouse (Bowithick)	a b e	5560

94 Flour Mill Road WHITES VALLEY	Farmhouse (Butterworth)	a b e	5553
3731 Main South Road SELICKS HILL	Farmhouse (Cameron)	a b d e	5526
292 Plains Road SELICKS HILL	Farmhouse (Eatts)	a b d e	5292
91 Jackson Hill Road THE RANGE	Farmhouse (Manning); includes storeroom & pine trees	a f	5401
164 Little Road WHITES VALLEY	Farmhouse (McGaffin) (Dr)	a d e	5567
191 Button Road SELICKS BEACH	Farmhouse (Norman's)	a b d	5463
120 Sand Road MCLAREN VALE	Farmhouse (Thomas Block)	a b d e	5412
10 Kellys Road ONKAPARINGA HILLS	farmhouse and Outbuildings, former Farm Complex; Whole of exterior of former farmhouse and outbuildings	a e	5340
271 Seaview Road MCLAREN VALE	Farmhouse and Stone Outbuildings ('Whitehill Farm'); Whole of exterior	a	5392
120 Little Road WHITES VALLEY	Farmhouse 'Hilltop'	a b d	5570
Strout Road MCLAREN VALE	Farmhouse 'Peppermint Farm' includes Peppercorn Tree	a b d e f	5416
2826 Main South Road MASLIN BEACH	Farmhouse, former Dairy & Barn - 'Hunt'	a b d e	5593
4-5 Esplanade PORT WILLUNGA	Former "Alton" Guest House	a b f	5539
7 Free Lane WHITES VALLEY	Former Aldinga Store	a c e	5556
36 Saltfleet Street PORT NOARLUNGA	Former Bakery Shop and Norfolk Island Pine Trees (2); Whole of exterior of former shop. Pine trees	a	5361
12 Penneys Hill Road HACKHAM	Former Baptist Church; Whole of exterior of historic Church excludes later additions	a c	5301
5 Chalk Hill Road Section 135 MCLAREN VALE	Former Bellevue School	a c d	5197
66 Paringa Parade OLD NOARLUNGA	Former Brewery, Stone Tank and Pepper Tree; Whole of exterior of former brewery. Stone tank and pepper tree	a d	5336
47-49 Patapinda Road OLD NOARLUNGA	Former Butcher's Shop/Dwelling; Whole of exterior	a	5330
Alt 21 Sellicks Beach Road SELICKS BEACH	Former Church	a c d	5534
3 William Street MORPHETT VALE	Former Courthouse and Police Station; Whole of exterior	a c	20883
25 East Street PORT WILLUNGA	Former Dairy Complex; Includes cottage, barn & outbuildings	a d	5538
2/ 145 Main Road MCLAREN VALE	Former Devonshire Arms Hotel	a c e	5215

15 Penneys Hill Road HACKHAM	Former Dwelling and Shop and outbuilding, ('Haslemere'); Whole of exterior, former shop and dwelling and outbuilding	a e	5302
22 Bakers Gully Road CLARENDON	Former dwelling(s)/Ruins	a d	5122
Woodcroft Drive MORPHETT VALE	Former Easton's Barn; Whole of exterior	a d e	5314
62, 66-68, 74-76 Victor Harbor Road OLD NOARLUNGA	Former Farm Complex - includes dwelling, outbuildings, agricultural buildings & mature pine trees; Whole of exterior dwelling and outbuildings. Mature pine trees	a e	5338
68 Wheaton Road MCLAREN VALE	Former Farm Complex ('Landcross Farm'); includes former farmhouse, stone barn, shed structures, former cottages (3) stone outbuildings (2) & remnants of stone walls/enclosures	a e	5382
Kalisz Court NOARLUNGA DOWNS	Former Farm Complex, ('Eleanora Centre'); includes homestead & outbuildings	a e	5315
62 Port Road PORT WILLUNGA	Former Farmhouse	a e	5548
122 Culley Road SELICKS HILL	Former Farmhouse	a b d e	5522
418 Plains Road SELICKS HILL	Former Farmhouse	a b d	5532
293 California Road TATACHILLA	Former Farmhouse	a b d	5562
5 Barramundi Way ALDINGA BEACH	Former Farmhouse - Croser	a b d e	5591
3726 Main South Road ALDINGA BEACH	Former Farmhouse - Honeygrove Tea Rooms	a b d	5527
St Peters Terrace WILLUNGA	Former Farmhouse & Dairy 'Waverley Park'	a b d e	5460
3846 Main South Road SELICKS BEACH	Former Farmhouse (Clarke)	a b d e	5533
39 Edwards Road WILLUNGA	Former Farmhouse (Little Tew)	a b	5428
9 Station Road WILLUNGA	Former Farmhouse (Pethick)	a b d e	5461
137 Main Road WILLUNGA	Former Farmhouse (Rowlands)	a b d	5433
139b Pedler Creek Road off MCLAREN VALE	Former farmhouse and Barn, ('Fidge Farm'); Whole of exterior of former farmhouse and barn	a e	5381
44 Thomas Road MASLIN BEACH	Former farmhouse buildings (2) and former laundry	a b d	5597
115 Chalk Hill Road MCLAREN VALE	Former farmhouse, Outbuilding, Mature Palm Tree & Peppercorn Trees (2)- (Manning Park); Whole of exterior	a	5390
Main South Road HACKHAM	Former Farmhouse; Whole of exterior	a	5298
10-16 Cypress Drive MORPHETT VALE	Former Farmhouse; Whole of exterior of historic farmhouse excluding later additions	a	5307

203-205 Main Road MCLAREN VALE	Former Fruit Processing Factory	a d	5201
13/15/17 Gawler Street PORT NOARLUNGA	Former General Store/Attached Dwelling and Outbuilding; Whole of exterior of former general store/attached dwelling and outbuilding	a	5348
62-64 Murray Road PORT NOARLUNGA	Former Guesthouse, ('Angus House'); Whole of exterior	a b e	5355
6 Market Crescent OLD NOARLUNGA	Former Horseshoe Mill; Whole of exterior	a f	5321
54 Grants Gully Road CLARENDON	Former Manse	a d	5169
11A Aldersey Street MCLAREN VALE	Former Manse	a d	5226
Lot 4 Luke Road CLARENDON	Former Manse & Sunday School	a c	5158
2 Aldersey Street MCLAREN VALE	Former McLaren Vale Public School	a c	5224
50 Malpas Street OLD NOARLUNGA	Former Methodist Church, Gravesite and Peppercorn Trees; Whole of Exterior of historic Church 1902 additions, and Peppercorn trees. excluding front porch.	a c f	5320
35 High Street WILLUNGA	Former Oddfellows Hall	a c d	5484
1 High Street MORPHETT VALE	Former Police Stable; Whole of exterior	a	5308
17 Old Coach Road ALDINGA	Former Post Office	a c d	5580
56 Patapinda Road OLD NOARLUNGA	Former Post Office; Whole of exterior	a c	5333
6 Railway Terrace WILLUNGA	Former railway refreshment rooms	a c d e	5444
13 Station Road WILLUNGA	Former Railway Station Masters Dwelling	a c d e	5445
8 Railway Terrace WILLUNGA	Former Railway Station, platform, stock ramp, platform crane, water tower, stand pipe, turntable pit and footings, wrought iron gate, strainer posts, and railway iron fencing	a c d e	5443
16 Bridge Street OLD REYNELLA	Former Reynella Distillery, (St Francis Winery & Restaurant includes cellar buildings); Whole of exterior of historic cellar buildings excluding later additions	a e	5366
246 Seaview Road MCLAREN VALE	Former Row Dwellings (Workers Cottages); Whole of exterior	a b	5393
5 McMurtrie Road MCLAREN VALE	Former Salopian Hotel	a c f	5208
24 Kangarilla Road MCLAREN VALE	Former Settler's Cottage - 'Daringa'	a d e	5207
252 Main Road MCLAREN VALE	Former Settler's Cottage & Yard Wall	a d	5196
1565 Main South Road O'HALLORAN HILL	Former Shearing Shed (formerly associated with Tapley Farm Complex	a d e	24496

13-15 Mudge Street MCLAREN VALE	Former Shop & Cottage	a d	5204
37 Patapinda Road OLD NOARLUNGA	Former Shop & Dwelling; Whole of exterior	a	5327
43-45 Patapinda Road OLD NOARLUNGA	Former Shop & Dwelling; Whole of exterior	a	5329
3 St Peters Terrace WILLUNGA	Former Shop & Residence	a d	5519
5 St Peters Terrace WILLUNGA	Former Shop & Residence	a d	5520
22 Old Coach Road ALDINGA	Former Shop (Bank), Dwelling & Barn	a c e	5581
4 Patapinda Road OLD NOARLUNGA	Former Shop and Dwelling; Whole of exterior excluding additions and non-original embellishments.	a	5316
360 Main Road COROMANDEL VALLEY	Former Shop/Dwelling & Ironclad Outbuilding	a d	5118
9 Patapinda Road OLD NOARLUNGA	Former Shop/Dwelling; Whole of exterior of the c1860's shop excluding later additions.	a	5323
25 Patapinda Road OLD NOARLUNGA	Former Shops & Dwelling; Whole of exterior	a	5324
6 Methodist Street WILLUNGA	Former Stables Complex	a b d e	5447
6 Reynell Road OLD REYNELLA	Former Station Masters Dwelling; Whole of exterior	a e	5378
22 Railway Terrace MCLAREN VALE	Former Stationmaster's Residence	a	24494
1533-1541 Main South Road O'HALLORAN HILL	Former Tapley Farm Complex	a d e	5094
233 Tatachilla Road TATACHILLA	Former Tatachilla Winery & Residence	a c d e	5418
2 Old Coach Road KANGARILLA	Former Telegraph/Post Office and attached Dwelling	a c	5137
207 Whitings Road BLEWITT SPRINGS	Former 'Tintara Winery' Ruins - remnants of walls, foundations & tanks	a e	5293
3 Park Drive MCLAREN VALE	Former Well	a c	5227
St Peters Terrace WILLUNGA	Former Willunga District Council Chambers	a c d	5459
Scenic Road CLARENDON	Former Windebanks Bridge	a c d	5139
74 Mitchell Road CHANDLERS HILL	Former 'Mount Malvern Mines' Ruins	a	5095
Free Lane WHITES VALLEY	Free Presbyterian Church (Ruin)	a b e f	5557

66 Grants Gully Road CLARENDON	General Store (former Shop/Residence)	a c	5154
Gaffney Road WILLUNGA	Grange Farm; includes dwelling & former laundry dairy & implement store	a b d e	5431
St Andrews Terrace WILLUNGA	Gum Tree & Bell	a c f	5510
36 McLaren Flat Road KANGARILLA	Hall - former Temperance Hall	a c	5130
140 Little Road WHITES VALLEY	Hay-Taylor Cottage	a d	5568
208-210 Main Road MCLAREN VALE	Hotel	a c e	5200
47 Grants Gully Road CLARENDON	Hotel, 'Royal Oak'	a c	5151
23 Esplanade PORT WILLUNGA	House	a	5542
11-13 St Lukes Street WILLUNGA	House	a d	5516
13 St Peters Terrace WILLUNGA	House (Somerset)	a d	5521
20 Liddiard Street MCLAREN VALE	Iron Clad Dwelling	a d	24490
LT 201 Education Road HAPPY VALLEY	Kindergarten - former Happy Valley Primary School	a c	5099
81 Quarry Road WILLUNGA SOUTH	Martin's & Bastian's Quarries	a b e	5442
41-47 Main Road MCLAREN FLAT	McLaren Flat Memorial Hall; Whole of exterior	a b c	5384
49 Main Road MCLAREN FLAT	McLaren Flat Primary School; Whole of exterior of historic School building	a c	5385
Port Road ALDINGA	Memorial Avenue of Pine Tress	a f	5545
Dorset Vale Road Section 1671 CHERRY GARDENS	Mine ruins, 'Almanda Mine'	a	5102
76 Flour Mill Road WHITES VALLEY	Mulberry Tree Cottage	a b e	5554
53 Patapinda Road OLD NOARLUNGA	Noarlunga District Hall; Whole of exterior of historic Hall and 1929 addition, excluding later timber verandah and ramp.	a c	5335
23 Malpas Street OLD NOARLUNGA	Noarlunga Primary School, includes c1912 Schoolroom and Peppercorn Tree; Whole of exterior of historic (1912) school building excluding additions. Peppercorn tree	a c	5318
65 Norman Road WILLUNGA	Normanton (Peacock Farm); includes farmhouse, dairy/cellar & stone barn	a b d e	5437
20 Gates Road HACKHAM	Offices, former Dwelling; Whole of exterior of historic dwelling excluding recent additions and verandah roof	a	5297
38-42 Patapinda Road OLD NOARLUNGA	Old Noarlunga Hotel (formerly Jolly Miller); Whole of exterior of historic hotel excluding additions	a c	5328

234 Seaview Road MCLAREN VALE	Oliver Family Private Cemetery; includes Stone wall, headstones and eucalypts	a b e	5394
79-80 Esplanade SELLICKS BEACH	Pebble House; includes front wall, staircase, fence & garden grottos	a d f	5524
575 Tatachilla Road TATACHILLA	Picker's House, Stables & Stallion House; Buildings associated with former Tatachilla Winery	a d e	5397
29 Saltfleet Street PORT NOARLUNGA	Port Noarlunga Hotel, excluding 'Milliari' guesthouse; Whole of exterior excluding recent additions	a b c f	5345
Esplanade PORT NOARLUNGA	Port Noarlunga Jetty; Whole of jetty structure	a b c f	5346
33 - 35 McLaren Flat Road KANGARILLA	Primary School	a c	5136
155-157 Main Road MCLAREN VALE	Public Hall & War Memorial	a c	5223
McMurtrie Road MCLAREN VALE	Pug House Ruin	a b d	5410
32 - 34 Hall Crescent OLD NOARLUNGA	Reserve, former Market; Whole of Reserve.	a c	5337
Chandlers Hill Road HAPPY VALLEY	Reservoir Embankment Tunnel, Inlet & Outlet valve tower & Scour Tower	a c d	5092
190 Flourmill Road ALDINGA	Residence (former Butcher's Shop)	a c	20882
27 High Street WILLUNGA	Restaurant - former Church	a c	5482
753 Victor Harbor Road MCLAREN VALE	Richard Logan's House (Abandoned)	a b d e	5395
13-15 Star of Greece Road PORT WILLUNGA	Rosa's Cottage	a d	5549
42 Caffrey Street MCLAREN VALE	Settler's Cottage & Farmstead	a d	5222
164 Pole Road IRONBANK	Settler's Cottage Ruins	a d	5121
LT 395 Kangarilla Road CLARENDON	Settler's Farm Ruins & Well	a d	5113
13 High Street WILLUNGA	Shop	a d	5479
184 Main Road MCLAREN VALE	Shop & Residence	a d	5210
22-24 High Street WILLUNGA	Shop & Residence	a d	5481
29 High Street WILLUNGA	Shop & Residence; excludes verandah	a d	5483
15 Old Coach Road ALDINGA	Shop (former Butcher's)	a c	5579
27 Gawler Street PORT NOARLUNGA	Shop and Studio, former Church; Whole of exterior excluding front fence.	a c	5354

1/ 20 Gawler Street PORT NOARLUNGA	Shop, former Billiard Saloon; Whole of exterior	a c	5349
19 Gawler Street PORT NOARLUNGA	Shop, former Dwelling; Whole of exterior excluding verandah infill	a d	5350
21 Gawler Street PORT NOARLUNGA	Shop, former Post Office; Whole of exterior	a c	5351
55 Main Road MCLAREN FLAT	Shop/Post Office; Whole of exterior	a c	5386
114-116 Main Road MCLAREN VALE	Shop/Residence	a d	24491
96-98 Main Road MCLAREN VALE	Shop/Residence - former Saddlery	a d	5217
165 Main Road MCLAREN VALE	Shop/Residence (former Bank)	a d	24493
194 Old South Road OLD REYNELLA	Shop; Whole of exterior excluding verandah	a	5373
17 High Street WILLUNGA	Shops	a d	5480
8 Hill Street WILLUNGA	Shops & former Dwelling	a d	5488
23-25 Gawler Street PORT NOARLUNGA	Shops, Former General Store; Whole of exterior of both shops	a	5353
Main Road WILLUNGA	Show Hall & Community Centre	a c f	5493
Aldinga Road WILLUNGA	Site of St Stephen's Church & Willunga Cemetery	a c d	5420
Gaffney Road WILLUNGA	Slate Bridge	a d	5432
Range Road West WILLUNGA SOUTH	Spilt Slate Fence	a d	5446
7 Stonehouse Lane ALDINGA	St Ann's Anglican Church, Tower & Cemetery	a c d	5590
12 St Judes Street WILLUNGA	St Joseph's Roman Catholic Church and Cemetery Complex including Church Cemetery, hall (former schoolhouse) and presbytery	a c	5514
10 St Andrews Terrace WILLUNGA	St Stephen's Anglican Church	a c d	5501
387 Delabole Road WILLUNGA SOUTH	Stand of Osage Orange Trees	a f	5427
149 California Road WHITES VALLEY	Stanfield Farm Complex; includes farmhouse, tank, dairy, coolhouse & barn	a b d	5572
Esplanade PORT WILLUNGA	Star of Greece Café	a	5543
Grants Gully Road CLARENDON	Stone Bridge	a c	5156
Main Road COROMANDEL VALLEY	Stone Bridge	a c d	5116

Chandlers Hill Road Western Side O'HALLORAN HILL	Stone Bridge	a	24495
Long Gully Road MCLAREN VALE	Stone Bridge, Old Coach Road; Surviving fabric of bridge.	a d	5322
565 California Road TATACHILLA	Stone Cottage - former seaman Residence; building associated with former Tatachilla Winery	a d e	5398
Quarry Road WILLUNGA SOUTH	Stone Culvert	a d	5441
117 Chalk Hill Road MCLAREN VALE	Stone Outbuildings - 'Manning Park'	a	5389
18A Lantana Road OLD REYNELLA	Stone Pine Trees (4) and Cairn; Pine trees and cairn	a g	5371
20 St Marys Street WILLUNGA	Stone Shed	a b d e	5450
Binney Road MCLAREN VALE	Strout Cemetery	a c d e	5415
60 Strout Road MCLAREN VALE	Strout's Farm Complex	a b d e	5413
7 Stewart Avenue ALDINGA BEACH	Symond's Barn (Lion's Den)(includes porch)	a d f	5561
2 Old Coach Road ALDINGA	Uniting Church & Cemetery	a c d	5575
652 Old Sellicks Hill Road SELLICKS HILL	Victory Hotel; excludes later additions	a c e f	5528
Main South Road ALDINGA	War Memorial & Podium	a c e f	5573
Main South Road Cnr & Flaxmill MORPHETT VALE	War Memorial Garden; includes obelisk & landscaped gardens	a	5310
187 McMurtrie Road MCLAREN VALE	Well	a d e	5414
110 Little Road WHITES VALLEY	White's Mill Row Cottages	a b d e	5571
Old Willunga Hill Road WILLUNGA	Willunga Hill & Slate Gutters	a d	20947
137 St Andrews Terrace WILLUNGA	Willunga Uniting Church (former Wesleyan Church) & Cemetery	a c d	5512
20 Penfold Way MCLAREN VALE	Winery Group	a d	24492
202-206 Main Road MCLAREN VALE	Winery Group - former Mortlock Mill & Trees (2)	a d e g	5221
255 Strout Road MCLAREN VALE	Wirra Wirra Winery	a b d e	5407

Peterborough

113 Main Street PETERBOROUGH	Elder's Office	a c	26013
Park Street PETERBOROUGH	Park Street Entrance and Gateway; Rendered piers and walls, hinges, fences and foundation stone.	a e f	26025
Black Rock to Dawson Road BLACK ROCK	Black Rock Station Wool Shed; External form and materials including corrugated iron roof, face stonework walls and timber doors and windows.	a b d	26004
7 to 11 Jervis Street PETERBOROUGH	Former Peterborough Printing Office & Offices; External form of printing shop and offices, including corrugated iron roof, chimneys, rendered parapet and trims, face stonework, timber and iron verandah and shopfront. Includes timber windows and doors.	a c	26008
13 Jervis Street PETERBOROUGH	Former Savings Bank of SA and Residence; External form and materials of bank and residence, including corrugated iron roof, chimneys, rendered parapet, face stonework and brick trims, timber and iron canopy and verandah, timber windows and timber door.	d	26012
51-53 Kitchener Street PETERBOROUGH	St Peters Anglican Church and Hall; External form and materials of the church and hall, including corrugated iron roofs, roof vents, cast iron finials, rendered parapet cappings, face stonework and brick trims, windows and timber doors.	a c d	26010
59 Kitchener Street PETERBOROUGH	Former Baptist Church and Tennyson Hall; External form, materials and details of the stone church and hall, but excluding later northern additions.	c d	26011
85-87 Main Street PETERBOROUGH	Former CWA Rest Rooms; External form and materials including corrugated iron roof, brick chimney, parapet, face stonework. timber windows and doors and verandah.	a c	26014
96 Main Street PETERBOROUGH	Federal Hotel; External form, materials and detailing of stone hotel, excluding later concrete block and iron additions.	a	26022
110 Main Street PETERBOROUGH	Former Institute; External form and materials including corrugated iron roof, chimneys, rendered parapet, cornice, gable and trims, face stonework, timber windows and timber doors.	a b f	26015
121 Main Street PETERBOROUGH	Junction Hotel; External form and materials including corrugated iron roof, brick chimneys, face stonework, brick trims, timber windows and doors. Includes the single storey section to the west. Excludes two storey wing to the north.	a b c	26016
145-149 Main Street PETERBOROUGH	Diamond Jubilee Building; External form, materials and details, including corrugated iron roof, rendered parapets with gable and curved pediments, face stonework, timber and tiled shopfronts and timber doors. Excludes the modern verandah.	d	26017
163-165 Main Street PETERBOROUGH	Former Hoile's Pharmacy; External form, materials and detailing, including the rendered parapets, bullnose iron and timber verandah and shopfront.	a e	26019
191 Main Street PETERBOROUGH	Former ANZ Bank; External form, materials and details of the bank and residence, including corrugated iron roof, rendered parapet, face stonework, timber windows and timber doors.	a c	26021

217-221 Main Street PETERBOROUGH	Railway Hotel; External form, materials and detail of stone hotel including tower, chimneys, pediment, verandah and balcony and single storey building with roof lantern, but excluding later brick additions.	a d f	26023
5 to 7 Meadows Street PETERBOROUGH	Former E&WS Depot and Well; External form and materials of the store and well, including corrugated iron roof, louvred vents, face stonework, brick trims and timber framed windows.	a b	26024
Morgan East Road via Peterborough PETERBOROUGH	Former Morgan East School; External form and materials including corrugated iron roof, face stonework and timber framed openings.	a c f	25995
15 Pine Street PETERBOROUGH	Residence; External form, materials and details, including corrugated iron roofs, louvred gables, brick chimneys, tower, cast iron finial, decorative barges and gable infill, window canopy and bullnose iron and timber verandah, face stonework, brick trims and timber windows and doors. Includes the timber and pipe fence.	d	25983
60-78 Queen Street PETERBOROUGH	Peterborough High School; External form, materials and detail of stone school building including roof cupola, timber and colonnaded verandahs.	c	26040
134 Queen Street PETERBOROUGH	Peterborough Hill View Baptist Church; External form and materials including corrugated iron roof, face red brick walls, and arched porch. Excludes aluminium windows.	a b c	25985
34 Railway Terrace and Bourke St PETERBOROUGH	St Anacletus Catholic Church; External form, materials and details of stone church building, including stone and cast iron fence	a c e	26007
88 Railway Terrace PETERBOROUGH	Former Residence and Surgery; External form, materials and details of the residence and surgery, including corrugated iron roofs, chimneys, iron and timber verandahs, face stonework, brick trims and timber windows and doors. Includes concrete addition and detached two room building.	c e f	25988
104 Railway Terrace PETERBOROUGH	St Peters Lutheran Church; External form, materials and details, including corrugated iron roof, brick parapet and gablets, iron finials, face stonework, brick trims, arched timber windows and timber doors. Includes inscription stone.	c d	25989
113 Railway Terrace PETERBOROUGH	Former Railway Superintendent's House; External form, materials and details, including hipped corrugated iron roof, brick chimneys, face stonework, brick trims, timber and iron verandah, timber framed windows and timber doors.	a b	25991
130 Railway Terrace PETERBOROUGH	Killarney House; External form and materials including corrugated iron hipped roof, brick chimneys, face stonework, brick trims, verandah and timber windows and doors.	a b	25990
Telford Avenue Section 486 PETERBOROUGH	Nissen Hut; External form and materials including corrugated iron roof and walls.	a b e f	25993
Lot 537 East Terrace YONGALA	Flour Store; External form and materials including corrugated iron roof, face stonework, rendered trims and timber windows and doors. Includes associated platform.	a	25997

Lot 80 East Terrace YONGALA	Former Yongala Primary School; External form and materials of schoolhouse and former residence, including corrugated iron roofs, chimneys, face stonework and brick trims, corrugated iron and timber verandahs, timber framed windows and timber doors.	c	26002
Lot 27 Fourth Street YONGALA	Yongala Peace Hall (Institute); External form, materials and details of the hall and entry, including corrugated iron roof, rendered parapets, face stonework, brick trims and timber windows and doors. Excludes blockwork additions.	c	25998
Lot 539 Main Street YONGALA	Former Post Office and Residence; External form, materials and details, including corrugated iron roof, chimneys, rendered parapet, iron and timber verandah, face stonework, brick trims, and timber windows and doors.	d	26000
Lot 68 Main Street YONGALA	Former St Leonard's Church Of England; External form, materials and details, including corrugated iron roofs, iron finials, rendered parapet walls, face stonework, brick trims, timber framed windows and timber doors.	a b d	25999
Lot 72 Second Street YONGALA	RSL Sub-Branch; External form and materials of the masonry building, including corrugated iron roof, louvred and stucco gable infill, face stonework, brick trims, timber windows and door.	c	26001
Lot 97 West Street YONGALA	Police Cells; External form and materials including skillion corrugated iron roof, face stonework and brick trims and timber door with iron hardware.	a	26003
Railway Reserve PETERBOROUGH	Underground Pedestrian Subway; The whole of the subway and associated ramps.	a c d	25987
Queen Street Part Lot 20 PETERBOROUGH	Victoria Park Gates; Rendered piers and foundation stones. Excludes modern gates and fences. Includes the extant original gates in storage.	e	25986

Playford

Lot 1 Augusta Square SMITHFIELD	Augusta Square; The whole of the square including several large River Red Gums.	a c d f	13272
Lot 72 Williams Road HILLBANK	Former Little Para Wesleyan Church Cemetery; Current extent of former cemetery reserve including remaining gravestones and cast iron railing fence.	a c	13247
180 Philip Highway ELIZABETH SOUTH	General Motors Holden's Office Building; The front metal grill entrance (not façade) of the 1958 building.	a b c d	13301
10 Goodman Road ELIZABETH	Grandstand- Elizabeth Oval; Original form, materials & details of the 1960s grandstand.	a b f	13243
Lot 92 One Tree Hill Road SAMPSON FLAT	House 'Kirklands'; The four rooms of the 1891 stone house and the two stone rooms and hallway of the 1915 house. Also the two outbuildings including the remnant part of the 1845 slab cottage with stone chimney and the remnant stone chimney from the original smokehouse build	a b e	13306

Lot 4 Shillabeer Road ELIZABETH PARK	Olive Grove; The area of land featuring closely planted Olive Trees & steep sided creek.	a b	13300
15 Goodman Road ELIZABETH	Playford Gardens; Whole of the gardens including monument, walls & paths.	a c e	13244
Lot 191 Angle Vale Road ANGLE VALE	House; Original external form, materials & details of the c1870s farmhouse.	a b e	13232
Lot 2 & 3 Angle Vale Road ANGLE VALE	Former Ebenezer Chapel Cemetery & Hall; The 1854 former Ebenezer Chapel including overall external form of the building, the former Hall associated with the Chapel, and the Cemetery, including cast iron grave surrounds.	a c e	13234
Lot 254 Angle Vale Road ANGLE VALE	Former Church Manse; Original external form, materials & details of the circa 1857 cottage.	a e	13235
Lot 400 Angle Vale Road ANGLE VALE	'Sylvan Glade"; Original external form, materials & details of the early house and associated outbuildings.	a b e	13233
Lot 91 Chivell Road ANGLE VALE	Farmhouse; Original external form, materials & details of the 1850s farmhouse.	a b	13236
Lot 2 Curtis Road ANGLE VALE	House; Original external form, materials & details of the 1850s cottage.	a b d e	13237
Sec 92 Riverbanks Road ANGLE VALE	House; Original external form, materials & details of the 1850's cottage.	a b e	13238
Lot 101 Main North Road BLAKEVIEW	Former Barn/Stables; Original external form, materials & details of the 1860s former stables.	a b e f	13239
Lot 446 Smith Road BLAKEVIEW	House 'Arrawarra'; Original external form, materials & details of the 1920s cottage.	a b e	13240
10 Pinehurst Road CRAIGMORE	House 'Blair Farm'; Original external form, materials & details of the circa 1855 house.	a b	13241
93 Elizabeth Way ELIZABETH	Anglican Mission; Original, external form, materials & details of the 1959 community centre, including the curved roof two storey section to the rear.	a b c	13297
Lot 150 Playford Boulevard ELIZABETH	Clock Tower; Original, external form, materials & details of the free standing masonry clock tower.	a c d e f	13298
10 Playford Boulevard ELIZABETH	Shedley Theatre; Original, external form, materials & details of the 1965 Shedley Theatre.	a c d e f	13242
27 Spruance Road ELIZABETH EAST	Guerin House; Original external form, materials & details of the late nineteenth century cottage.	a b	13245
85 Fairfield Road ELIZABETH GROVE	Elizabeth Grove Uniting Church; Original external form, materials & details of the 1956 church.	a b c d	13299

4 Kettering Road ELIZABETH SOUTH	Water Tower; Original external form, materials & details of the c1940 water tower.	a f	13303
2A Bogan Road HILLBANK	House; Original external form, materials & details of the 1880s-90s house.	a b e	13246
Lot 207 Hillier Road HILLIER	House; Original external form, materials & details of the 1865 cottage.	a b e	13248
Lot 220 Wingate Road HILLIER	Farmhouse 'Birribi'; Original external form, materials & details of the c1880s farmhouse	a b e	13249
Lot 72 Bassnet Road off Humbug Scrub Road HUMBUG SCRUB	Humbug Scrub Cottage; Original external form, materials & details of the c1919 cottage.	e	13285
36 Maltarra Road MUNNO PARA	House; Original external form, materials & details of the late 1890 house.	a b e	13250
Lot 101 Dalkeith Road MUNNO PARA DOWNS	Barn; Original external form, materials & details of the 1870s barn.	a b e	13251
Lot 307 Frisby Road MUNNO PARA DOWNS	House; Original external form, materials & details of the early 1900s house.	a b e	13252
Lot 313 Frisby Road MUNNO PARA DOWNS	House; Original external form, materials & details of the c1850 pise' house.	a b d e	13253
Lot 97 Stebonheath Road MUNNO PARA DOWNS	House And Outbuildings 'Stebonheath'; Original external form, materials & details of the c1860s cottage.	a b e	13254
Lot 61 Brandis Road MUNNO PARA WEST	House 'Pepper Tree Farm'; Original external form, materials & details of the c1860s house.	a b	13255
Lot 325 Curtis Road MUNNO PARA WEST	House 'Tudor Vale'; Original external form, materials & details of the c1860s-70s farmhouse.	a b	13256
Lot 10 Blacktop Road ONE TREE HILL	Institute & War Memorial; Original external form, materials & details of the 1906 Institute, the northern addition and the War memorial.	a c	13257
Lot 13 Blacktop Road ONE TREE HILL	House 'Applewood'; Original external form, materials and details of the cottage.	a b	13260
Lot 16 Blacktop Road ONE TREE HILL	Uniting Church & Cemetery; Original external form, materials & details of the 1860s church and the cemetery reserve including stone fence and iron gate.	a c	13258
Lot 5 Blacktop Road ONE TREE HILL	Cottage 'The Peppercorns'; Original external form, materials & details of the c1860s cottage.	a b	13259
Lot 1 Cornishmans Hill Road ONE TREE HILL	Uleybury School Museum; Original external form, materials & details of the c1856 building.	a c	13261
Lot 52 Cornishmans Hill Road ONE TREE HILL	Homestead; Original external form, materials & details of the c1850s-60s house.	a b	13262

Lot 101 Crosshill Road ONE TREE HILL	House; Original external form, materials & details of the c1860s house.	a b	13263
Lot 102 Crosshill Road ONE TREE HILL	House 'Crosshill'; Original external form, materials & details of the c1860s house including the later stone section to the rear of the house & associated outbuildings.	a b e	13264
Lot 10 Paines Road ONE TREE HILL	Former Precolumb School; Original external form, materials & details of the c1855 school building.	a c	13265
Lot 34 Yorktown Road ONE TREE HILL	House & Outbuildings 'Yelki'; Original external form, materials & details of the 1909 house.	a b d e	13266
Lot 1 Carclew Road PENFIELD GARDENS	Carclew Primitive Methodist Church; Original external form, materials & details of the 1870s church & adjacent cemetery reserve.	a c	13268
4 Anderson Walk SMITHFIELD	Smithfield Primary School; Original external form, materials & details of the 1877 stone building.	a c	13269
28 Anderson Walk SMITHFIELD	Smithfield Fodder & Pet Supplies; Original external form, materials & details of the 1861 building.	a c e f	13270
44 Anderson Walk SMITHFIELD	House; Original external form, materials & details of the late 1890s house.	a b e	13271
142 143 & 146 Graeber Road SMITHFIELD	Smithfield Railway Cottages; Original external form, materials & details of the two pairs of c1910 attached cottages.	a d	13273
7 Hope Street SMITHFIELD	Cottage; Original external form, materials & details of the 1870s-80s cottage.	a b	13274
24 Jane Street SMITHFIELD	Cottage; Original external form, materials & details of the c1860 cottage.	a b e	13275
1 Main North Road SMITHFIELD	Smithfield Hotel; Original external form, materials & details of the 1850s hotel.	a b c e f	13308
25 Queen Street SMITHFIELD	Cottage; Original external form, materials & details of the 1850s-60s cottage.	a b d	13276
4 Rose Street SMITHFIELD	House; Original external form, materials & details of the 1920s house.	a b	13277
6 Samuel Street SMITHFIELD	Former Smithfield Methodist Church; Original external form, materials & details of the 1859 church.	a c	13309
Lot 11 Craigmores Road ULEYBURY	Homestead & Outbuildings 'Craigmores'; External form, materials & details of the c1870 stone house & associated stone outbuilding.	a b	13278
Lot 1 Medlow Road ULEYBURY	House- Stables/Barn- Shearing Shed & Sheep Dip. Former Yattalunga outbuildings; Original external form, materials & details of the c1900 house, c1860s stables/barn, shearing shed & sheep dip.	a b e	13279
Lot 1 Broster Road VIRGINIA	Homestead 'Virginia Park'; External form , materials & detailing of the 1870 house and the elements of the subsequent c1920s upgrading.	a b d e	13287
Lot 6 Gawler Road VIRGINIA	Former Railway Cottages; Original external form, materials & details of the 1920s cottages.	a e	13291

Lot 245 Johns Road VIRGINIA	Farmhouse; Original external form, materials & details of the 1880s farmhouse.	a b e	13294
Lot 130 Old Port Wakefield Road VIRGINIA	Virginia Institute; Original external form, materials & details of the 1908 building.	a c f	13289
Lot 107 Penfield Road VIRGINIA	Our Lady of the Assumption Catholic Church; Original external form, materials & details of the 1860s church.	a b c d	13290
Lot 6 Penfield Road VIRGINIA	House; Original external form, materials & details of the 1870s stone house including chimneys & c1900 gable & verandah.	a b e	13281
Lot 203 Phineas Street VIRGINIA	Virginia Uniting Church (former Methodist Church); Original external form, materials & details of the 1937 church.	a c	13293
Lot 4 Robert Road VIRGINIA	House 'Almond Grove'; Original external form, materials & details of the 1860s house.	a b e	13282
Lot 76 Taylors Road VIRGINIA	House 'Calvin Grove'; Original external form, materials & details of the 1860s-70s house.	a b e	13283
Lot 354 Glenburnie Road off Humbug Scrub Road YATTALUNGA	House 'Miltonbank'; External form, details and materials of the c1870 stone house.	a b d e	13284
Lot 29 Toolunga Road YATTALUNGA	Cottage; Original external form, materials & details of the c1860s-70s cottage.	a b e	13286
Lot 16 Gawler - One Tree Hill Road YATTALUNGA	Stone Wall 'Yatalunga'; The c1850s random dry stone wall.	a b d e	13310
Lot 4 Uley Road ONE TREE HILL	Uley Cemetery & Chapel Site; The cemetery site including the former 1850s chapel site & stone boundary wall.	a b c d e	13280
Lot 255 Old Port Wakefield Road VIRGINIA	Virginia Oval; The recreation reserve including the oval, memorial gates & pine trees.	a c f	13288
Lot 347 Argent Road PENFIELD	Zoar Cemetery; The cemetery reserve including all headstones & cast iron railings.	a c	13267

Port Adelaide Enfield

Broad Street QUEENSTOWN	Alberton Primary School (building fronting portion Broad Street now closed).; The external elements, form and materials of the primary school building, 21 Broad Street Queenstown, should be retained	a c d	3073
184-188 Port Road ALBERTON	Alberton Uniting Church (cnr Glebe Street); The exterior of the church in its current form including all the decorative elements and detailing original to the building should be retained.	a c d f	1791
63 Grand Junction Road ROSEWATER	Chapel (former Primitive Methodist church); The exterior of the Chapel in its current form including unpainted stone walls should be retained.	a d	1859

5-7 Mc Nicol Terrace ROSEWATER	Corrugated iron shop & workshop; The exterior form of the current building should be retained, particularly the corrugated iron cladding. Adaptation within the building envelope is appropriate, but the industrial aesthetics should be maintained. Extensions or alterations should be undertaken in similar material and detailing should be as unobtrusive as possible when viewed from the street.	a d e	3076
14-16 Carlisle Street 70-72 Old Pelham Street ETHELTON	Ethelton Primary School buildings ; The external elements, form and materials of the 1892 building, facing Old Pelham Street, and the 1925 building facing Carlisle Street should be retained, and further extensions or external works should be designed to respect the architectural qualities of the buildings.	a c d	3007
158 Semaphore Road EXETER	Exeter Hotel; The original form and detailing and all decorative elements which remain should be retained. In the long term the reinstatement of the veranda to its early appearance is recommended.	a b	3010
25 Semaphore Road SEMAPHORE	Federal Hotel & Federal Buildings; The 1920's frontage of the hotel including all veranda elements and original materials including tiled front walls should be retained. All work on the hotel should be in the nature of conservation and any alterations or additions to the building should be undertaken in a sympathetic manner and in no way detract from the architectural qualities of the frontage of the hotel.	a c d	3083
33 Turnbull Road ENFIELD	Folland Park Reserve; The extent of the park, particularly remnant native vegetation should be retained. The park represents an important area of remnant vegetation in the local area.	a c e f	1800
76 Hall Street SEMAPHORE	Former fire station; The original, form, materials and detailing of the former Fire Station which remain should be retained.	a d	1864
489B North East Road HILLCREST	Former Gilles Plains Primary School (red brick building in south-east corner adjacent North East Road); The structure of the face red brick 1907 schoolroom should be retained.	c	3014
33 Fussell Place ALBERTON	Former Ozone Theatre & Shops; The exterior of the building, including all decorative elements and the shop front details which survive from 1920's.	a b c d f	2989
164 Port Road ALBERTON	Funeral Home (former shop & house); All original elements should be retained and maintained. The house and shop have been converted to a Funeral Parlour which has been sensitively undertaken. It is not recommended that further changes be made to the front of the building and all original detailing should be retained.	a c f	1792
11 Blackler Street SEMAPHORE	House; The exterior form of the original house including all decorative elements and detailing should be retained. Any extensions and further additions to the building should be undertaken in a sympathetic manner, and be as unobtrusive as possible when viewed from Blackler Street.	a d	1862
11 Foremost Court NORTH HAVEN	House; The original sections, materials and detailing of the house should be retained.	a d	1822

12 Foremost Court NORTH HAVEN	House; The original sections, materials and detailing of the house should be retained.	a d	1823
13 Foremost Court NORTH HAVEN	House; The original sections, materials and detailing of the house should be retained.	a d	1824
215 Fletcher Road LARGS BAY	Largs Bay Primary School ; The external elements, form and materials of the main school building constructed in 1923, extended in 1927 and reconstructed in 1980 / 81 should be retained.	a c d	1814
207-245 Semaphore Road BIRKENHEAD	Le Fevre Primary School buildings; The external elements, form and materials of the 1907 building facing Shorney Street, and the 1926 building facing Semaphore Road should be retained, and further extensions or external works should be designed to respect the architectural qualities of the building.	a c d	2999
63-65A Semaphore Road SEMAPHORE	Odeon Star Cinema (former Wondergraph Picture Palace); The original frontage of the 1920's building should be retained and any original detailing or finishes maintained. Any further work on the building should be in the nature of conservation and any extensions or additions should be undertaken to the rear and in a sympathetic manner.	a c	3086
Oliver Rogers Road NORTH HAVEN	Outer Harbor Railway Station; The current form and materials of the building particularly the large overhanging platform canopy is included in the listing. Any further work should be in the form of conservation.	a d	3030
341 Main North Road ENFIELD	Pioneer Park; The extent of the Park, including memorial elements should be retained.	a c	1799
Commercial Road PORT ADELAIDE	Railway Bridge & Viaduct; The engineering elements of the Railway Bridge and Viaduct including the approach to the crossing at Commercial Road; the superstructure and arched concrete supports spaced at regular intervals; the structure across Commercial Road; and the elements which remain of the earlier supports particularly the cast iron columns and beams should be retained.	a c d f	3043
Folland Avenue NORTHFIELD	Row of palm trees (on road reserve); All trees in a row.	f	1820
21-23a Semaphore Road SEMAPHORE	Semaphore Buildings-Two storey row shops; The original external detailing and extent of the current four shops should be retained. All work on the row should be in the nature of conservation. A consistent paint scheme and signage would enhance the appearance of the row.	a c d	1870
2 Angas Street ALBERTON	House & fence (The Cobbles); The external form of the house including all decorative elements, and the significant stone fence to Angus Street and Company Square should be retained.	a d f	1790
124 Port Road ALBERTON	Alberton Hotel; The current external form of the hotel should be retained. Any additions should be to the rear or side where they are not visible to Port Road.	a c f	2990
234 Port Road ALBERTON	Alberton Baptist Church & Halls; The external form, materials and detailing of the Church and Halls should be retained and maintained in their current excellent condition.	a c d f	2991

Queen Street ALBERTON	Fos Williams Grandstand, Alberton Oval; The external form of the grandstand and its extensions are included in the listing, particularly any undertaken in red brick which was the original material of the grandstand itself. Any further work to the grandstand should be in the nature of conservation and retention of original fabric.	a b c d e f	2992
78 Queen Street ALBERTON	Semi-detached house; The external form of the house should be retained and any early material, which is identified, be conserved and maintained. The listing does not include adaptations to the interiors of the structure.	a d	2993
80 Queen Street ALBERTON	Semi-detached house; The external form of the house should be retained and any early material, which is identified, be conserved and maintained. The listing does not include adaptations to the interiors of the structure.	a d	2994
7 Mead Street BIRKENHEAD	Two storey row house; The external form of the terrace including all original decorative elements and the significant unpainted stone walls should be retained.	a d f	2997
9 Mead Street BIRKENHEAD	Two storey row house; The external form of the terrace including all original decorative elements and the significant unpainted stone walls should be retained.	a d f	1793
11 Mead Street BIRKENHEAD	Two storey row house; The external form of the terrace including all original decorative elements and the significant unpainted stone walls should be retained.	a d f	1794
3-7 Riverview Street BIRKENHEAD	Birkenhead Tavern; The external form of the Hotel particularly its two storey stone structure and cantilevered balcony to the first floor should be retained.	a c f	2996
560 Main North Road BLAIR ATHOL	Gepps Cross Hotel; The external form, detail and materials of the frontage to Main North Road and Grand Junction Road should be retained.	a c f	3000
182-186 Hampstead Road CLEARVIEW	Enfield Hotel; The external form, detail and materials of the 1963 hotel building should be retained.	c d	3002
2-4 Lawson Avenue CLEARVIEW	House; The external form, detail and materials of the c1900 house should be retained.	a d e	3003
51-61 Regency Road CROYDON PARK	House ('Kananda'); The external form, detail and materials of the c1890 house should be retained.	a	3004
312 Torrens Road CROYDON PARK	House; The external form, detail and materials of the c1910 house should be retained.	a c	1795
9 Berwick Avenue DEVON PARK	Former Church; The external form, detail and materials of the former c1930 brick church should be retained.	a c	1796
75-77 Churchill Road North DRY CREEK	Warehouse; The external form, detail and materials of the three gable ended brick warehouses should be retained.	a b f	3005
79 Churchill Road North DRY CREEK	Warehouse; The external form, detail and materials of the three gable ended brick warehouses should be retained.	a b f	1797

1 High Street DRY CREEK	Post Office; The external form, detail and materials of the c1910 post office and attached residence should be retained.	a c	1798
70 - 74 Pym Street DUDLEY PARK	Factory & Administration building (formerly Beckers); The external form, detail and materials of the 1940s frontages of factory and administration building should be retained.	a e	3006
23 Denman Street EXETER	House (former shop); The external form of the building as visible from the street should be retained, particularly the raised parapet and exposed bluestone side walls.	a b d	1801
13 Exmouth Road EXETER	Semi-detached houses; The external form of the cottages and their veranda are significant and should be retained. Any extensions or additions to the residences should be undertaken in a sympathetic manner to the rear and the unobstructed frontage of the pair maintained.	a d	1802
37-39 Exmouth Road EXETER	Lord Exmouth Hotel; The external form and all original detailing which remains particularly the two storey veranda are included on the listing and should be retained. Any further works to the hotel should be in the nature of conservation and the installation of services such as air conditioning should be carefully considered so as not to detract from the street elevations to Exmouth Road.	a c f	3008
3 Harris Street EXETER	House & fence; The external form of the original house should be retained and the form of the two storeyed timber veranda to the front of the house reinstated when possible. Any extensions or additions to the building should be undertaken to the rear and in a sympathetic manner. These should be as unobtrusive as possible when viewed from the street.	a d	1803
144 Semaphore Road EXETER	Two storey flats (former house); The original external form and detailing of this residence should be maintained. All work on the house should be in the nature of conservation and in the long term the reinstatement of the open nature of the long veranda to the frontage should be considered.	a d	1804
146 Semaphore Road EXETER	Uniting Church (former Wesleyan Church, 1867); The original external form of the Church including the rear transept and schoolroom should be retained. The face bluestone to the original 1867 Chapel should be conserved carefully.	a b d	3009
Main North Road GEPPS CROSS	Former house; The external form, detail and materials of the c1910 brick residence should be retained.	e	3013
25 Castle Street GLANVILLE	Dwelling; The overall external form, detailing and materials of the dwelling should be retained.		20938
50-53 Causeway Road GLANVILLE	Glanville Hotel; The external form and detailing of the hotel should be retained. Any additions should be carried out in manner sympathetic to the style of the 1908 building.	a c f	3011
77-83 Causeway Road GLANVILLE	Cumberland Hotel; The external form of the hotel should be retained. In the long term the removal of paint to the stonework would be an appropriate conservation process.	a c f	3012
341 Churchill Road KILBURN	Semi-detached houses; The external form, detail and materials of the c1910 cottages should be retained.	a b	3015

506-508 Churchill Road KILBURN	Former Tubemakers Administration building No. 2; The external form, detail and materials of the c1940 building should be retained. The external form, detail and materials of the c1940 building should be retained.	a d	3016
3 Kintore Avenue KILBURN	House; The external form, detail and materials of the c1910 timber cottage should be retained.	a b d	3017
5 Kintore Avenue KILBURN	House; The external form, detail and materials of the c1910 corrugated iron cottage should be retained.	a b d	3018
36 Kintore Avenue KILBURN	House; The external form, detail and materials of the c1920 corrugated iron cottage should be retained.	a b d	3019
25A-25B Le Hunte Street KILBURN	Convent of Our Lady of the Sacred Heart; The external form, detail and materials of the c1948 brick convent should be retained.	c	3020
43-47 Le Hunte Street KILBURN	Kilburn Progressive Hall; The external form, detail and materials of the c1930 brick and render hall should be retained.	a c e	3021
44-46 Le Hunte Street KILBURN	St Brigid's Catholic Church; The external form, detail and materials of the c1953 brick church should be retained.	c	3022
55 Northcote Street KILBURN	House; The external form, detail and materials of the c1915 masonry cottage should be retained.	a b d	3023
11 Bray Avenue KLEMZIG	House (former Tregoweth residence); The external form, detail and materials of the c1920 masonry residence should be retained.	a	1806
17 Clarence Avenue KLEMZIG	House (former DG Weidenhofer residence); The external form, detail and materials of the c1902 stone residence should be retained.	a	1807
7 Murray Avenue KLEMZIG	House; The external form, detail and materials of the earliest sections of the c1915 cottage should be retained.	a	1809
246 North East Road KLEMZIG	O. G. Hotel; The external form, detail and materials of the c1890 stone section of the hotel should be retained.	a c f	3024
85 OG Road KLEMZIG	Klemzig Uniting church; The external form, detail and materials of the 1929 brick church building should be retained.	a c	3025
16 Second Avenue KLEMZIG	House; The external form, detail and materials of the c1900 cottage should be retained.	a	1810
53 Windsor Grove KLEMZIG	House; The external form, detail and materials of the c1880 masonry residence should be retained.	a	3026
161 Esplanade LARGS BAY	House; The external form of the house, including all decorative elements and significant unpainted masonry surfaces should be retained. Any extensions or additions to the buildings should be undertaken in a sympathetic manner at the rear of the house and be as unobtrusive as possible when viewed from the Esplanade.	a d	1811
163 Esplanade LARGS BAY	House; The external form of the house, including all decorative elements and significant unpainted masonry surfaces should be retained. Any extensions or additions to the buildings	a d	1812

	should be undertaken in a sympathetic manner at the rear of the house and be as unobtrusive as possible when viewed from the Esplanade.		
181 Esplanade LARGS BAY	House; Due to its location on a corner block and the size of the house, the whole of the external form of the house should be retained, including all external original detailing. Any extensions or additions to the building should be undertaken in a sympathetic manner and in a location which is as unobtrusive as possible when viewed from the Esplanade.	a d	1813
9 Jetty Road LARGS BAY	Former Post Office; The external form and original materials and detailing of the former Post Office should be retained and maintained. Any works undertaken on the building should not disturb the Jetty Road elevation and should be undertaken to the rear in a sympathetic manner.	a c d	1815
208 Lady Gowrie Drive LARGS BAY	Kura Yerlo Centre (former orphanage); The external form of this former residence including all original decorative elements and elevations to both the Esplanade and Harold Street should be retained. Any work to the building should be in the nature of reinstatement of original elements and any extensions or additions should be undertaken in a sympathetic manner. These should be as unobtrusive as possible when viewed from the street.	a d	3027
159 North East Road MANNINGHAM	House; The external form, detail and materials of the c1910 stone and brick residence should be retained.	a b	1816
173 North East Road MANNINGHAM	House & fence; The external form, detail and materials of the c1930 two storey residence should be retained.	a d e	1817
175 North East Road MANNINGHAM	House; The external form, detail and materials of the c1930 two storey residence should be retained.	a d	1818
Grand Junction Road NORTHFIELD	Northfield Hall (Northfield RSL branch, on part EJ Smith Reserve); The external form, detail and materials of the c1910 stone and brick hall should be retained.	c	3028
524 Grand Junction Road NORTHFIELD	Former shop/post office & dwelling; The external form, detail and materials of the stone and render shop and dwelling should be retained.	a c	1821
71-73 Folland Avenue NORTHGATE	Former Morris Hospital administration building (Lot 302 DP45068); The external form, detail and materials of the c1930 brick and render building including timber verandas stone residence should be retained.	a b d e f	1819
537-541 Victoria Road OSBORNE	Le Fevre Recreation Centre ('Glen Arif', former house); The external form, details and materials of the house and tower should be retained and maintained. No extensions should be added to the house itself and all new construction should continue to be at a suitable distance to allow the integrity of the house to be retained.	a d e	3029
6 Aberdeen Street PORT ADELAIDE	House; The external form and original detailing and materials of these small houses should be retained. Any works on the building should be in the nature of conservation of these elements	a d e	1825

	and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should not compromise the original design of the front of the house.		
8 Aberdeen Street PORT ADELAIDE	House; The external form and original detailing and materials of these small houses should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should not compromise the original design of the front of the house.	a d e	1826
22 Bower Crescent PORT ADELAIDE	House; The external form and original detailing and materials of the houses should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.	a d e	1827
24 Bower Crescent PORT ADELAIDE	House; The external form and original detailing and materials of the houses should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.	a d e	1828
16 Cannon Street PORT ADELAIDE	House; The external form and original detailing and materials of this house should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and in a manner that does not compromise the original design of the front of the house.	a b	3031
18 Cannon Street PORT ADELAIDE	House; The external form and original detailing and materials of this house should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and in a manner that does not compromise the original design of the front of the house.	a b	3032
28 Cannon Street PORT ADELAIDE	St John's Spiritual Church; The external form and original detailing and materials of this building should be retained. Any works on the building should be in the nature of conservation. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original simple design of the front of the church.	a c d	1829
41-45 Cannon Street PORT ADELAIDE	Port Anchor Hotel (former Kent Hotel); The external form and original detailing and materials of this hotel from both the 1870s and 1930s should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing	a c	1830

	where possible. Any further development should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the hotel.		
71-75 Commercial Road PORT ADELAIDE	Two storey row shops (cnr. St Vincent St, former address 212-220 St Vincent St.); The external form and original detailing of these shops should be retained. Any works on the building should be in the nature of conservation of these elements. The reinstatement of a two level veranda and traditional shop fronts could be considered in the long term.	a d	3033
80-82 Commercial Road PORT ADELAIDE	Two storey row shops; The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly to the veranda and shop fronts. Extensions and alterations should be undertaken in a manner which does not compromise the original design of the front of the shops.	a c	3034
83 Commercial Road PORT ADELAIDE	Three storey shop (former Crooks & Booker store); The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Any further development should continue to be in a manner which does not compromise the original design of the shop.	a c d	1831
85 Commercial Road PORT ADELAIDE	Two storey shop; The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly traditional shopfronts and veranda. Extensions and alterations should be in a manner which does not compromise the original design of the shop.	a c d	1832
109-113 Commercial Road PORT ADELAIDE	Two storey row shops (Former Burton,; The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly the veranda. Extensions and alterations should not compromise the original design of the shops.	a c d	3037
117 Commercial Road PORT ADELAIDE	Single storey row shop; The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner that does not compromise the original design of the front of the shop.	a c	1833
118-134 Commercial Road (1 Cannon Street & 29 Marryatt Street) PORT ADELAIDE	Newmarket Hotel & Two storey row shops Building; The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible.	a c d	3041

	Extensions and alterations should be undertaken to the rear and should be in a manner that does not compromise the original design of the building. Note the current veranda is a reconstruction.		
119-121 Commercial Road PORT ADELAIDE	Single storey row shop; The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner that does not compromise the original design of the front of the shop.	a c	3038
123 Commercial Road PORT ADELAIDE	Single storey row shop; The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner that does not compromise the original design of the front of the shop.	a c	1834
125-129 Commercial Road PORT ADELAIDE	Single storey row shops; The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner that does not compromise the original design of the front of the shop.	a c	3039
133-137 Commercial Road PORT ADELAIDE	Single storey row shops; The external form and original detailing and materials of these shops should be retained. Listing applies to the front parapet, veranda and the general form of the front section of the building. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the shops.	a c	3040
158-162 Commercial Road PORT ADELAIDE	Two storey row shops; The external form and original detailing and materials of these shops should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly the veranda. Extensions and alterations should be undertaken to the rear and should be in a manner that does not compromise the original design of the shops.	a c d	3042
286 Commercial Road PORT ADELAIDE	Portland Hotel; The external form, materials and detailing should be retained.	a c d e f	3044
19 Dale Street PORT ADELAIDE	Semi-detached house; The external form, detail and materials of this attached house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be	a b	3047

	undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.		
21 Dale Street PORT ADELAIDE	Semi-detached house; The external form, detail and materials of this attached house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.	a b	3046
35 Dale Street PORT ADELAIDE	Shop and dwelling; The external form, detail and materials of this shop and house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the shop and house.	a c d	1835
37 Dale Street PORT ADELAIDE	House; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.	a b	1836
38 Dale Street PORT ADELAIDE	House; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.	a d	1837
39 Dale Street PORT ADELAIDE	House; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.	a b	1838
40 Dale Street PORT ADELAIDE	House; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.	a d	1839
42 Dale Street PORT ADELAIDE	House; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.	a d	3048
56 Dale Street PORT ADELAIDE	Women's Health Centre (former two storey house); The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of	a d e	3045

	these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.		
84 Dale Street PORT ADELAIDE	Printers (former Salvation Army Hall); The external form, detail and materials of this building should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Consideration could be given to the removal of paint from the brickwork. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the building.	a c d	3049
85 Dale Street PORT ADELAIDE	Two storey semi-detached houses; The external form, detail and materials of these houses should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the houses	a d e	3050
85A Dale Street PORT ADELAIDE	Two storey semi-detached house; The external form, detail and materials of these houses should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the houses.	a d	20944
87 Dale Street PORT ADELAIDE	Two storey house; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.	a d	3051
88 Dale Street PORT ADELAIDE	Two storey house; The external form, detail and materials of this house which remain should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible particularly the veranda form. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.	a d	1840
90 Dale Street PORT ADELAIDE	Two storey semi-detached house; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.	a d	1841

92 Dale Street PORT ADELAIDE	Two storey semi-detached house; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.	a d	1842
94 Dale Street PORT ADELAIDE	Legacy Hall (former IOOF Hall, including two storey stone building off Marryatt St.); The external form, detail and materials of this hall and outbuilding should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.	a c d	1843
8 Kyle Place PORT ADELAIDE	Stone warehouse (Quin's- displays no.10) ; The external form, detail and materials of this warehouse should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.	a d	1844
1 Leadenhall Street PORT ADELAIDE	House; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly the veranda. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.	a d	1845
3 Leadenhall Street PORT ADELAIDE	House; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly the veranda. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.	a d	1846
5 Leadenhall Street PORT ADELAIDE	Semi-detached house; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly the veranda. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.	a d	1847
7 Leadenhall Street PORT ADELAIDE	Semi-detached house; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly the veranda. Extensions and	a d	1848

	alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the house.		
1-29 Lipson Street PORT ADELAIDE	Former Port Adelaide Public School; The external form, materials and detailing of the 1870s and the 1920s structures should be retained.	a c d	3052
99 Lipson Street PORT ADELAIDE	Two storey shop; The external form, detail and materials of this shop should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly the early shop fronts and veranda. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the building.	a d e	1849
101A Lipson Street PORT ADELAIDE	Single storey shop; The external form, detail and materials of this shop should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the shop.	a d	3053
60 Marryatt Street PORT ADELAIDE	Port Adelaide Medical Centre (including 1856 Presbyterian Church; The external form, detail and materials of all parts of the building should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the building.	a c d	1850
13 Nile Street PORT ADELAIDE	House; The external form, detail and materials of this house and fence should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should not compromise the original design of the front of the house.	a d	1851
13 North Parade PORT ADELAIDE	British Hotel; The external form, detail and materials of this hotel should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the hotel.	a c d	3054
4 Quebec Street PORT ADELAIDE	House; The external form, detail and materials of this house should be retained. Any works on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear and should not compromise the original design of the front of the house.	a d	1852
1 Santo Parade PORT ADELAIDE	Colac Hotel; The original external form and detailing of the hotel should be retained and maintained. Any work on the building should be in the nature of conservation.	a c d	3055

32-35 Ship Street PORT ADELAIDE	Single storey row houses; The original external form and detailing of these houses should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Any further extensions and alterations should be undertaken to the rear and should be in a manner which does not compromise the original design of the front of the houses.	a d	3061
22-32 St Vincent Street PORT ADELAIDE	Jaffer's Furniture Store; The original external form and detailing of this furniture store should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken in a manner which does not compromise the original design of the building.	a c	3060
55 St Vincent Street PORT ADELAIDE	Kembla House; The original external form and detailing of 'Kembla House' should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken in a manner which does not compromise the original design of the House.	a d e	3062
66-72 St Vincent Street PORT ADELAIDE	Lass O'Gowrie stables (stone building at rear off Ship St.); The original external form and detailing of these stables should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible.	a b d	3063
87-91 St Vincent Street PORT ADELAIDE	Two storey row shops (Quin's Yachting Centre building); The original external form and detailing of the two storey 1920's Quin's Yachting Centre building should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken in a manner which does not compromise the original design of the front of the building.	a b d e	3064
126 St Vincent Street PORT ADELAIDE	Two storey shop; The original external form and detailing of the shop should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible.	a c	3065
128-134 St Vincent Street PORT ADELAIDE	Two storey row shops; The original external form and detailing of these shops should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible particularly the veranda.	a c	3066
136 St Vincent Street PORT ADELAIDE	Two storey shop; The original external form and detailing of this shop should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken in a manner which does not compromise the 1938 design of the front of the shop.	a c d	3067
138-144 St Vincent Street PORT ADELAIDE	Golden Port Tavern & Two storey row shops (former Globe Hotel); The original external form and detailing of the Tavern and shops should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where	a d	3068

	possible, particularly the veranda. Extensions and alterations should be undertaken in a manner which does not compromise the original design of the building.		
150-166 St Vincent Street PORT ADELAIDE	Bower Buildings - Two storey row shops; The original external form and detailing of the Bower Buildings should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly the veranda and shop fronts. Extensions and alterations should be undertaken in a manner which does not compromise the original design of the building.	a c d e	3069
168-180 St Vincent Street PORT ADELAIDE	A W B Buildings - Two storey row shops; The original external form and detailing of the AWB Buildings should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken in a manner which does not compromise the original design of the building.	a d	3070
226-230 St Vincent Street PORT ADELAIDE	Two storey row shops (former Jones Brothers); The original external form and detailing of the shops should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible, particularly the veranda. Extensions and alterations should be undertaken in a manner which does not compromise the original design of the shops.	a c e	3071
234 St Vincent Street PORT ADELAIDE	Single storey row shop; The original external form and detailing of this shop should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken in a manner which does not compromise the original design of the shop.	a c e	3072
306 St Vincent Street PORT ADELAIDE	Warehouse; The external form, materials and detailing of the warehouse should be retained.	a b d	3057
308 St Vincent Street East PORT ADELAIDE	Warehouse; The external form, materials and detailing of the warehouse should be retained.	a b d	3058
328-336 St Vincent Street East PORT ADELAIDE	Elders, Smith & Co Woolstore ('E'store); The external form, materials and detailing of the Wool Store should be retained. Internal adaptation is appropriate if a new use is required for the wool stores. However, this should be undertaken sympathetically and retain as much as possible of the original constructional elements.	a d f	3059
20 The Minories ADELAIDE	House; The original external form and original detailing of this house should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear in a manner which does not compromise the original design of the front of the house.	a d	1853

22 The Minories PORT ADELAIDE	House; The original external form and original detailing of this house should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear in a manner which does not compromise the original design of the front of the house.	a d	1854
24 The Minories PORT ADELAIDE	House; The original external form and original detailing of this house should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear in a manner which does not compromise the original design of the front of the house.	a d	1855
26 The Minories PORT ADELAIDE	House; The original external form and original detailing of this house should be retained. Any work on the building should be in the nature of conservation of these elements and the reinstatement of missing detailing where possible. Extensions and alterations should be undertaken to the rear in a manner which does not compromise the original design of the front of the house.	a d	1856
354 Main North Road BLAIR ATHOL	St Clement's Anglican Church; The external elements, form, detail and materials of the 1880s church should be retained.	a c	3001
129 Port Road QUEENSTOWN	Shop & dwelling; The external form, materials and detailing of the original structure should be retained and maintained.	a d	1857
131 Port Road QUEENSTOWN	House & cell building at rear (former Police Station); The external form, materials and detailing of the original structure should be retained and maintained. The external characteristics of the former Police Station cells are also included in the listing.	a d	1858
215-221 Port Road QUEENSTOWN	Prince of Wales Hotel; The current external form of the Hotel should be retained including all 1930's detailing and elements. Additional structures to the rear are not considered part of the listing. Any further additions should be to the rear or side where they are not visible to Port Road, and carried out in a manner sympathetic to the current aesthetic style of the hotel.	a c d f	3074
39 Grand Junction Road ROSEWATER	Soldiers Memorial Hall (former Rosewater District Council Chambers); The current external form of the Hall should be maintained and all detailing repaired where possible. Care should be taken to eradicate salt damp where it is evident and the masonry walls should remain unpainted.	a b d f	3075
806 Torrens Road ROSEWATER	House & fence; The current external form of the house should be retained and any alterations of additions should be undertaken in a manner which is sympathetic to the form and detailing of the house. All care should be taken to retain all the original detailing.	a d	1860

5 Blackler Street SEMAPHORE	House; The external form of the house should be retained and any alterations or additions should be undertaken in a manner which is sympathetic to the early form and detailing of the house and should be constructed in such a way as to be unobtrusive, and not visible from the Esplanade.	a d	1861
15 Blackler Street SEMAPHORE	House; The external forms of these small houses should be retained and any extensions or additions to the buildings should allow for the understanding of the two storey construction of the houses at the rear. Any additions should be undertaken in a sympathetic manner and be as unobtrusive as possible. The retention of timber weather boarding to the front sections of the houses is considered essential.	a d	1863
19-21 Blackler Street SEMAPHORE	Semi-detached houses; The external forms of these small houses should be retained and any extensions or additions to the buildings should allow for the understanding of the two storey construction of the houses at the rear. Any additions should be undertaken in a sympathetic manner and be as unobtrusive as possible. The retention of timber weather boarding to the front sections of the houses is considered essential.	a d	3077
23-25 Company Street SEMAPHORE	Two storey flat building (former Kew Hotel); The external form, materials and details of this large structure should be retained. Any extensions or additions to the building should be in the nature of reinstatement of original elements where possible or works sympathetic to the design of the structure. In the long term the removal of paint from the stonework should be considered.	a c d	3078
65 Esplanade SEMAPHORE	Two storey house; The current external form of both houses should be retained and all adaptations should be internal rather than external.	a d	1865
237-239 Military Road SEMAPHORE	Dominican School (cnr Dunn Street); The external form, original materials and detailing of the house and its original fence should be retained. The building should continue to be maintained in its current excellent condition.	a d e	3079
242 Military Road SEMAPHORE	Church of Christ; The external form, original materials and detailing of the Church of Christ should be retained. Any work to the Church should be in the nature of conservation and reinstatement of original elements.	a c d	3080
243 Military Road SEMAPHORE	St Bede's Anglican Church & Rectory; The external form, original materials and detailing of St Bede's should be retained. Any work to the church should be in the nature of conservation and reinstatement of original elements. Any further additions should be to the rear of the building.	a c d	1866
257 Military Road SEMAPHORE	Sacred Heart Roman Catholic Church; The external form, original materials and detailing of Sacred Heart Roman Catholic Church should be retained. Any work to the church should be in the nature of conservation and reinstatement of original elements.	a c d	3081
10 Newman Street SEMAPHORE	House; The original external form of the house including all decorative elements should be maintained. All work on the house should be in the nature of conservation, and any extensions or	a d	1867

	additions to the buildings should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Newman Street.		
12 Newman Street SEMAPHORE	House; The original external form of the house including all decorative elements should be maintained. All work on the house should be in the nature of conservation, and any extensions or additions to the buildings should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Newman Street.	a d	1868
6 Semaphore Road SEMAPHORE	Former Police Station & cell building; The original external form and detailing of the Police Station should be maintained. Any future work on the building should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner.	a c f	1869
17 Semaphore Road SEMAPHORE	Semaphore Hotel; The external form of the building should be retained and its current circa 1920's appearance be enhanced through conservation work.	a c	3082
St Georges Square ALBERTON	St George's Anglican Church Hall (stone hall at rear); The simple form of the hall should be retained and conserved and early building material properly maintained to ensure the continued use of the structure.	a c d	2995
57-57A Semaphore Road SEMAPHORE	Two storey row shops; The original external form and materials of these two storey shops should be retained. The veranda is a later structure and is not included in the listing. In the long term the replacement of a two storey veranda to these shops would be appropriate.	a b d	3084
62 Semaphore Road SEMAPHORE	Baptist church; The external form of the Church including face stone work and render details should be retained. Any further alterations or extensions should be undertaken to the rear, in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road.	a b	3085
66 Semaphore Road SEMAPHORE	Masonic Buildings; The external form and original detailing of the Masonic Buildings should be retained. Where possible shop fronts should be reinstated to original design.	a c d	3087
69 Semaphore Road SEMAPHORE	Two storey shops; The original external form of the two storey shop building should be retained. The veranda is a later construction. All work on these shops should be in the nature of conservation and the reinstatement of detail to match the original where possible.	a c d	1871
71-73 Semaphore Road SEMAPHORE	Two storey row shops; The original external form and detailing of the two storey shop building should be retained. The original veranda configuration as evident in Jagoe Street should be reinstated in the long term to the Semaphore Road frontage. All further work should be in the nature of conservation and the reinstatement of detail to match the original where possible.	a c d	3088
77 Semaphore Road SEMAPHORE	Shop & dwelling; The original external form, materials and detailing of this shop should be retained and maintained in their current excellent condition. All decorative elements should be carefully conserved.	a d	1872
81 Semaphore Road SEMAPHORE	House; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in	a d	3089

	the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road.		
82 Semaphore Road SEMAPHORE	House; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road.	a d	1873
83 Semaphore Road SEMAPHORE	House; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road.	a d	1874
84 Semaphore Road SEMAPHORE	Funeral Home (former house); The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road.	a d	1875
85 Semaphore Road SEMAPHORE	House; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road.	a d	1876
87 Semaphore Road SEMAPHORE	House; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road.	a d	1877
89 Semaphore Road SEMAPHORE	House; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road.	a d	1878
92 Semaphore Road SEMAPHORE	House; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road.	a d	1879
94 Semaphore Road SEMAPHORE	Semi-detached house; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be	a d	1880

	undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road.		
96 Semaphore Road SEMAPHORE	Semi-detached house; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road.	a d	1881
98 Semaphore Road SEMAPHORE	House; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road.	a d	1882
100 Semaphore Road SEMAPHORE	Semi-detached house; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road.	a d	1883
102 Semaphore Road SEMAPHORE	Semi-detached house; The original external form of this house including all decorative elements and original materials and finishes and any original fences should be retained. All external work should be in the nature of conservation and any extensions or additions to the building should be undertaken in a sympathetic manner and be as unobtrusive as possible when viewed from Semaphore Road.	a d	1884
111 Semaphore Road SEMAPHORE	Dwelling and former chemist shop; The exterior of the building, including all decorative elements and the shopfront details which survive from the 1920s. The interior has been altered and can be further adapted if required, within the current building envelope.	a b	20943
115-117 Semaphore Road SEMAPHORE	Row shops & dwelling; The original external form should be retained and all work undertaken should be in the nature of conservation.	a d	1885
119-121 Semaphore Road SEMAPHORE	Two storey row shops; The original external form should be retained and all work undertaken should be in the nature of conservation. The two storey veranda, should be reinstated in the long term.	a d	3090
10 Union Street SEMAPHORE	House; The external form of the house including all decorative elements and all original materials and finishes should be retained. The house should continue to be maintained in its current excellent condition and further external work on the house should be in the nature of conservation.	a d	1886

6 Nelson Road VALLEY VIEW	House (on part Thomas Turner Reserve); The external form, detail and materials of the c1910 stone and render church building should be retained.	a b	3091
26-30 Lagonda Drive WINDSOR GARDENS	House; The external form, detail and materials of the two storey c1880 stone dwelling should be retained.	a b d	3092
410 North East Road WINDSOR GARDENS	Windsor Hotel; The external form, detail and materials of the c1880 two storey masonry hotel should be retained.	a c f	1887
82-84 Pitman Road WINDSOR GARDENS	House (former Pitman residence); The external form, detail and materials of the c1920 stone residence should be retained.	a	3093
104 Pitman Road WINDSOR GARDENS	House; The external form, detail and materials of the c1910 stone residence should be retained.	a	1888
3-7 River Valley Drive WINDSOR GARDENS	House; The external form, detail and materials of the masonry residence should be retained.	a b	3094

Port Pirie

Off Magor Road PORT PIRIE SOUTH	11 Inland Aircraft Fuel Depot	a	13568
Bowman Street REDHILL	Antique Shop and Residence	d	13578
Broughton Park River Terrace REDHILL	Broughton River Bridge	d f	13586
Cnr. Younghusband Terrace and Eyre Road CRYSTAL BROOK	Centenary Memorial	e	13556
58 Brandis Street CRYSTAL BROOK	Church of St Silas	c d	13549
Bowman Street REDHILL	Currency Cottage	d	13579
Bowman Street REDHILL	Eureka Hotel and Stables	c d f	13580
158-190 The Terrace PORT PIRIE WEST	Federal Hotel	d f	13575
Barr Street REDHILL	Former Anglican Church	c d e	13576
70 Ellen Street PORT PIRIE	Former Bank Building	a d	13560
Gervase Road WARNERTOWN	Former Church	d	13597
Ellis Street REDHILL	Former Police Cells	a	13588
South Terrace REDHILL	Former Primary School (Redhill Manor)	c	13589
56-58 Main Road SOLOMONTOWN	Former Rohrsheim's Building	d	13595

Cnr. Bowman Street and Brandis Street CRYSTAL BROOK	Former Savings Bank of South Australia	d	13544
114-116 Florence Street PORT PIRIE	Former Uniting Church	c d f	13564
Bowman Street REDHILL	Former Wadell's Store	a	13585
Cnr. Mitchell Street and Bowman Street CRYSTAL BROOK	Freemasons' Hall	c d	13554
19 Norman Street PORT PIRIE	Geddes Memorial Hall	d	13570
Between Norman Street and Mary Elle Street PORT PIRIE	Grandstand	d e	13571
Cnr. Higgins Road and Eyre Extension Road CRYSTAL BROOK	Holy Trinity Catholic Church	c d	13552
47 Railway Terrace CRYSTAL BROOK	Hotel	c f	13555
73 Goode Road PORT PIRIE WEST	House	d	13572
380 The Terrace RISDON PARK	House	d	13590
Bowman Street CRYSTAL BROOK	Institute	c d	13542
East Terrace WARNERTOWN	Institute	c	13596
40 Ellen Street PORT PIRIE	International Hotel and Assembly Room	a d	13559
Memorial Park , off Norman Street PORT PIRIE	John Pirie Anchor	e	13569
Cnr. of Goode Road and The Terrace PORT PIRIE WEST	Kindergarten (Former School)	c d	13573
Bowman Street CRYSTAL BROOK	Kupsch Bakery	d	13543
97 Ellen Street PORT PIRIE	Library	d	13561
10 Gertrude Street PORT PIRIE	Masonic Hall	c d	13565
Cnr. Memorial Drive and Gertrude Street PORT PIRIE	Memorial Gates	d e	13613
108 Ellen Street PORT PIRIE	Menswear Shops		17607
Bowman Street REDHILL	Monument, Mortimer Park	e	13581
Bowman Street REDHILL	Museum (Former Council Chambers), Mortimer Park	c d f	13582
Brandis Street CRYSTAL BROOK	National Trust Museum	d	13547
Nelshaby to Napperby Road NELSHABY	Nelshaby Reservoir	a c	13557

20 Main Road SOLOMONTOWN	Newcastle Hotel	d	13594
Merriton to Clements Gap Road MERRITON	Old Merriton Road Bridge		17606
Bowman Street REDHILL	Post Office and General Store	d	13583
Cnr. Mitchell Street and Huddlestone Road CRYSTAL BROOK	Primary School	c d	13553
Bowman Street REDHILL	Redhill Hotel	d f	13584
Cnr. Moppett Road and Fourth Street PORT PIRIE WEST	Risdon Hotel	d f	13574
390 The Terrace RISDON PARK	Risdon Park Uniting Church building only; (excluding rear hall)	a c d	13591
Cnr. Bowman Street and Brandis Street CRYSTAL BROOK	Royal Hotel	c d f	13545
31 Brandis Street CRYSTAL BROOK	RSSAILA Hall	c	13548
41-49 Eyre Road CRYSTAL BROOK	SA Water Storage Sheds and Workshop	d	13551
Church Circle SOLOMONTOWN	Seventh Day Adventist Church	d f	13592
106 Ellen Street PORT PIRIE	Shop; (excluding the shopfronts at ground level, below front veranda)	d	13562
Bowman Street CRYSTAL BROOK	Shops	d	13541
Government Road REDHILL	Silos		17609
Barr Street REDHILL	Soldiers Memorial Institute	c	13577
26-28 Geddes Road SOLOMONTOWN	St Anthony's Catholic Church	c d	13593
107 Gertrude Street PORT PIRIE	St Mark's Catholic Cathedral	c d	13566
111 Gertrude Street PORT PIRIE	The external form of Jervois House only; (excluding the rear of the building)	d	13567
Cnr. David Street and Florence Street PORT PIRIE	St Paul's Anglican Church	d	13558
Bowman Park 3km NE of Crystal Brook CRYSTAL BROOK	Stables	a d	13540
Cnr. Brandis Street and Bowman Street CRYSTAL BROOK	The Bowman Street facade of the shops	d	13546
85-89 Florence Street PORT PIRIE	The Florence Street facade of the Esklund Building; (excluding the veranda and shopfronts below the veranda)	d	13563
Cnr. Edmund Terrace and Eyre Road CRYSTAL BROOK	The original front entrance of the Hospital building, incl the Dutch Gable and roofline of the gable and portico, to the depth of the front veranda	c d	13550

51 Eyre Road and Adelaide Square CRYSTAL BROOK	Uniting Church and hall (excluding entrance porch)	c d	13539
Ellis Street REDHILL	Uniting Church, 'Little Glory' Church and Memorial Hall	c d	13587

Prospect

1/ 86 Highbury Street & 2/86 Highbury Street PROSPECT	Attached cottages; Roof and chimneys	a b	3148
29-31 Cassie Street COLLINSWOOD	Attached cottages; Roof form and chimneys. North wall including verandah and posts. West and east walls, to start of lean-to.	a d	3113
45 Highbury Street & 47 Highbury Street PROSPECT	Attached dwellings; Roof and chimneys. North wall including verandah. East and west to end of stonework.	a b	3143
52 Highbury Street & 54 Highbury Street PROSPECT	Attached dwellings; Roof and chimneys. South wall including verandah.	a b	3145
121 - 129 Prospect Road PROSPECT	Barker Gardens; The extent of the Barker Gardens.	a c f	27046
8-14 Barker Road PROSPECT	Church of the Holy Rosary; Facades, roof, tower	c d f	3102
43 Clifton Street PROSPECT	Dwelling ; Roof and chimneys. North wall including verandah with steps leading to house. West and east wall to end of stonework. Fence including piers, bases, cast iron panels and gates.	a b	3132
8 Whinham Street FITZROY	Dwelling ; Roof and chimneys. South wall, verandah and balustrade. Wall to street boundary with strap metal fencing and gates. East wall excluding carport.	a b	3187
17 Fitzroy Terrace FITZROY	Dwelling ; Roof and chimneys. South walls and verandahs. Fence including base, piers and cast iron panels.	a b	3134
48 Carter Street PROSPECT	Dwelling ; Roof. South wall (excluding verandah). West wall (excluding carport). Fence including piers and cast iron panels.	a b	3112
16 Salisbury Terrace COLLINSWOOD	Dwelling and Outbuilding ; Roof and chimneys. South, east and west walls. Verandahs and balconies.	a d	3181
22 Salisbury Terrace COLLINSWOOD	Dwelling and Outbuilding; Roof and chimneys. South, east and west walls. Verandahs and balconies.	a d	3182
4 Carter Street PROSPECT	Dwelling, 'Myoora'; Roof and chimneys. South wall including verandahs. West wall including castellated tower and verandahs. East wall including verandahs. Fence to front boundary.	a b d	3111
12 Churcher St THORNGATE	Dwelling; Built in 1915, this house is one of a number of substantial residences built at this stage of Prospect's development. This house sits on an expansive allotment, typical of the	a d	27009

	subdivision of Thorngate, with a mature garden. The tennis court is excluded from the listing.		
22 Braund Road FITZROY	Dwelling; Roof and Chimneys. Fence including masonry piers and finials, cast iron panels. North wall to projecting rendered section. East wall and verandah. South wall to end of old stone wall.	a b	3105
31 Highbury Street PROSPECT	Dwelling; Roof and chimneys. North wall including verandah. East and west wall to end of stonework.	a b	3141
11 Fitzroy Terrace FITZROY	Dwelling; Roof and chimneys. South and west walls	a b d e	3133
18 Clifton Street PROSPECT	Dwelling; Roof and chimneys. South wall including verandah and balustrade. West wall to end of stonework. East wall including south facing section of wall with window. Fence including piers, bases and cast iron panels and gate (excluding driveway/gates).	a b	3125
16 Clifton Street PROSPECT	Dwelling; Roof and chimneys. South wall including verandah and balustrade. West wall to end of stonework. East wall including south facing section of wall with window. Fence including piers, bases and cast iron panels and small gate.	a b	3124
4 Clifton Street PROSPECT	Dwelling; Roof and chimneys. South wall including verandah. West wall (excluding carport) to end of stonework. East wall including south facing section of wall with window.	a b	3116
12 Clifton Street PROSPECT	Dwelling; Roof and chimneys. South wall including verandah. West wall to end of stonework. East wall including south facing section of wall with window. Fence including piers, bases and cast iron panels.	a b	3121
14 Clifton Street PROSPECT	Dwelling; Roof and chimneys. South wall including verandah. West wall to end of stonework. East wall including south facing section of wall with window. Fence including piers, bases and cast iron panels.	a b	3122
21 Clifton Street PROSPECT	Dwelling; Roof and chimneys. South wall with verandah and steps to building. West wall including north facing section of wall with window. East wall to end of stonework. Fence including piers, bases, cast iron panels and gates.	a b	3127
23 Clifton Street PROSPECT	Dwelling; Roof and chimneys. South wall with verandah and steps to building. West wall including north facing section of wall with window. East wall to end of stonework. Fence including piers, bases, cast iron panels.	a b	3128
27 Clifton Street PROSPECT	Dwelling; Roof and chimneys. South wall with verandah, balustrade and steps to building. West wall including north facing section of wall with window. East wall to end of stonework. Fence including piers, bases, cast iron panels and gates.	a b	3129
29 Harrington Street PROSPECT	Dwelling; Roof and chimneys. West and north wall including verandahs.	a e	3138

60 Highbury Street PROSPECT	Dwelling; Roof form excluding cladding. Façade wall including verandah. Left hand side wall to halfway between two windows	a b	3146
1 Argyle Street PROSPECT	Dwelling; Roof form not cladding. Façade wall and verandah. Left hand side wall and right hand side wall to end of stonework. Fence to front boundary.	a b	3099
17 Argyle Street PROSPECT	Dwelling; Roof form not cladding. Front wall and verandah. Left hand side wall (excluding carport) and right hand side wall to end of stonework.	a b	3100
2 Whinham Street FITZROY	Dwelling; Roof. North wall and verandah (including masonry wall). East wall to end of stonework.	a b	3186
3 Prospect Road PROSPECT	Flats; Roof. West wall including portico. South wall. Fence (i.e. wall) to Prospect Road and Carter Street. Façade or south wall of garage.	a d	3156
20 Clifton Street PROSPECT	Former Anglican Church; South wall (excluding single storeyed addition to front). East wall and west wall to end of stonework.	a c	3126
61 Pulsford Road PROSPECT	Former Church; Roof form excluding cladding. East, west and north wall (including portico) to end of original stone walls.	a c	3179
St Helens Park PROSPECT	Former Coach house & Bandstand, St Helen's Park; Bandstand in entirety. Roof and all four walls of Coach house. Remnant trees from original building.	a e	3183
89 Prospect Road PROSPECT	Former Courthouse; Front and side facades including upper storey	a c d	3162
3 Vine Street PROSPECT	Former Police Station; Roof and chimneys. South wall and verandah. East wall to lean-to addition.	a c	3185
50 Highbury Street PROSPECT	Former Shop & Dwelling; Roof and chimneys. South wall of house and shop including verandahs.	a c	3144
62 Braund Road PROSPECT	Former shop and dwelling; Roof and chimneys. East wall of shop (including box window) and house. North wall to end of stone wall.	a c d	3108
42 Alexandra Street PROSPECT	Former Shop and Dwelling; Roof and chimneys. South wall (including chamfer) and verandah. East and west wall to end of stonework.	a c d	3097
42 Highbury Street PROSPECT	Former Shop and Dwelling; South and east wall of house and shop (including chamfer) to end of parapet topped wall. Fence including bases, piers and cast iron panels.	a c	3142
154 (Road Reserve) Prospect Road PROSPECT	Former Tram Pole; The tram pole be kept intact as a heritage place.	a	27050
143 North East Road COLLINSWOOD	Hotel Hampstead; Façade wall to Main North East Road and to Hampstead Road, including the parapet and lettering to end of visible brick parapet.	c d f	3154
32 Prospect Road PROSPECT	House and Fence; House facades, roof, chimneys, verandah and balcony, front fence	a d	3159
11 Clifton Street PROSPECT	House and Shop; Facades, parapet, roof, verandah, chimneys	a d e	3120

14 Fitzroy Terrace FITZROY	House 'Carlton House'; House facades, roof, verandahs, balconies, porch, chimneys, part front fence	a d	3136
2 Salisbury Terrace COLLINSWOOD	House, former - Rathmines; House front and side facades, tower, roof, chimneys	d e	3180
13 Fitzroy Terrace FITZROY	House, St George's Nursing Home, former 'Ashley'; House facades, roof, verandah, chimneys, front fence	a d	3135
37 Braund Road PROSPECT	House; Facades of original dwelling, verandah, roof, chimneys, front fence excluding pillars	a d e	3106
29 Clifton Street PROSPECT	House; House facades, roof, chimneys	a d e	3130
9 Clifton Street PROSPECT	House; House facades, roof, verandah	a d e	3118
15 Clifton Street PROSPECT	House; House facades, roof, verandah,	a d e	3123
31 Clifton Street PROSPECT	House; House facades, roof, verandah, chimneys	a d e	3131
10 Clifton Street PROSPECT	House; House facades, roof, verandah, fence	a d e	3119
7 Clifton Street PROSPECT	House; House facades, roof, verandah, fence panels	a d e	3117
18 King Street PROSPECT	Islington Uniting Church; Roof and ventilators. East wall .North wall including brick wall to hall to lean-to addition. South wall to end of stonework (excluding flat roofed structure).	a c d	3150
17 Prospect Road PROSPECT	Main building Blackfriars School; formerly 'Comonella'; Roof form. Retain original stone walls currently visible. Verandah.	a d e f	3157
136-138 Prospect Road PROSPECT	McGlashan Bros Furniture Store; Shop front. East wall including verandah. North wall to end of original building.	b c	3173
2-12 Balfour Street NAILSWORTH	Nailsworth Primary School; Roof and chimneys and ventilators. South wall including single storey wing to west. East and west walls.	c d f	3101
7 Churchill Road Ovingham	Ovingham Uniting Church; Roof and ventilators. West wall including steps to building. North and south walls to end of bluestone.	a c	3114
Flora Terrace PROSPECT	Prospect Memorial Gardens; Marble War Memorial, two gateways and Prospect Children's Memorial Playground Building	c e	3137
1 Thomas Street NAILSWORTH	Prospect Public Library, former school; Roof. Library: west, north and east walls with timber entrance porches. Cottage: roof and west wall. Gallery: roof and west and south walls including verandah.	c f	3184
126 Prospect Road PROSPECT	Prospect Town Hall; Hall facades, roof, excluding south portico	a c d	3172
232 Prospect Road PROSPECT	Rechabite Hall; Roof. East wall excluding verandah but including shopfronts. North wall ending at eastern return of wall. South wall including rendered section at rear.	a c f	3176
273 Churchill Road PROSPECT	Reephams Hotel; Roof and chimneys. West wall (excluding verandahs). North wall to end of two-storeyed section (excluding verandah).	c f	3115

106A Prospect Road PROSPECT	Rosemont Buildings; East wall including verandah form and original shop windows.	b c	3167
2A Burwood Street NAILSWORTH	Salvation Army Hall; Roof and chimneys and ventilators. South wall to end of rendered section. East and west walls to end of original building.	a c	3110
27 Gladstone Rd PROSPECT	School; Overall form materials and detailing of the 1920s building in the centre of the site, including roof form with roof lanterns, face red brick walls and chimney and timber fenestration. Later additions and alterations do not form part of the listing.	a c	27026
57 Braund Road PROSPECT	Shop and House; Shopfront, parapet, gable, side walls. Dwelling façades, roof chimney.	a c d	3107
116 Prospect Road PROSPECT	Shop; East wall including shop fronts and verandah. North wall to end of stonework.	b c	3169
96 Prospect Road PROSPECT	Shop; Façade east wall including verandah.	b c	3165
64 Braund Road PROSPECT	Shop; Shopfront, parapet gable, original side walls	a c d	3109
124 Prospect Road PROSPECT	Shops & Dwelling; East wall including chamfer, shopfronts and verandah. North and south wall to end of stonework.	b c	3171
95 & 95a Prospect Road PROSPECT	Shops; Façade, parapet, awning canopy brackets, shopfronts	a c d	3164
92A, 92 AND 92B Prospect Road PROSPECT	Shops; Façade, parapet, awning canopy, shopfronts	a c d	3163
99 & 99a Prospect Road PROSPECT	Shops; Façade, parapet, shopfront	a c d	3166
116a and 116a Prospect Road PROSPECT	Shops; Façade, parapet, verandah, shopfront to 116b	a c d	3170
50, 50A and 50B Prospect Road PROSPECT	Shops; Facades, parapet, awning canopy brackets, shopfronts	a d	3160
86 Prospect Road PROSPECT	Shops; Front and north facades, shopfronts, roof, verandah and posts	a c d	3161
110, 110A AND 112 Prospect Road PROSPECT	Shops; Original façade and parapet, awning canopy, shopfronts, excluding upper storey	a c d	3168
5 Bradford Street PROSPECT	Single Fronted Cottage ; Roof. West Wall and verandah. South and north walls to end of stonework.	a b	3104
17 King Street PROSPECT	Single-fronted Cottage; Roof excluding chimneys. West wall and verandah and north wall to end of stonework. South wall to distance of halfway along stonework.	a b	3151
24 Pulsford Road PROSPECT	Single-fronted Cottage; Roof. South wall and verandah (excluding verandah enclosure). East wall up to and including second window.	a b	3178
172-174 Prospect Road PROSPECT	St Johns Uniting Church; Roof and north, east and west walls including portico to entrance and steps to building.	a c	3175

84 Galway Ave BROADVIEW	Church; External form, materials and detailing of the 1926-39 church building, including roof form, face red brick front elevation with strapped gable ends and front porch. Any later additions and alterations are excluded from the listing.	a c d	27025
6 Salisbury Tce COLLINSWOOD	Dwelling; External form, materials and detailing of the 1915 residence, including roof and chimneys, strapped gable ends and masonry walls. Any later additions and alterations are excluded from the listing.	a d	27066
26 Elderslie Ave FITZROY	Dwelling; External form, materials and detailing of the 1934 residence, including roof form and chimneys, rendered walls with prominent gables and entrance porch. Any later additions and alterations are excluded from the listing.	a d	27022
9 Fitzroy Terrace FITZROY	Dwelling; External form, materials and detailing of the c1885 house, including roof and chimneys, verandah, prominent bay window with decorative mouldings. Any later additions and alterations are excluded from the listing.	a d	27024
28 Martin Ave FITZROY	Dwelling; External form, materials and detailing of the 1955 - 6 residence, including face stone walls with projecting vertical sections, expansive glazing, wrought iron balustrading and carport form. Any later additions and alterations are excluded from the listing.	a d	27032
2 Prospect Rd FITZROY	Dwelling; External form, materials and detailing of the 1884 house, including roof and verandah form, face bluestone and masonry walls and moulded rendered window and door dressings. Any later additions and alterations are excluded from the listing.	a d	27034
4 Prospect Rd FITZROY	Dwelling; External form, materials and detailing of the 1884 house, including roof and verandah form, face bluestone and masonry walls and moulded rendered window and door dressings. Any later additions and alterations are excluded from the listing.	a d	27035
12 and 14 Prospect Rd FITZROY	Attached Dwellings and Front Fence; External form, materials and detailing of the pair of semi-detached houses, including roof and chimneys, verandah, stone and masonry walls and masonry and cast iron fence. Any later additions and alterations are excluded from the listing.	a d	27036
16 Prospect Rd FITZROY	Dwelling; External form, materials and detailing of the 1938 residence, including tiled roof, rendered masonry walls and verandah and balcony with square pillars. Any later additions and alterations are excluded from the listing.	a d	27038
40 D'Erlanger Ave NAILSWORTH	Church; External form, materials and detailing of the 1928 church building, including roof form (but not cladding) and face red brick walls with front entrance porch. Any later additions and alterations are excluded from the listing.	a c d	27021
11-13 Toronto St Ovingham	Dwellings; External form, materials and detailing of the 1881 attached residences, including roof and chimneys, stone and brick walls and steps to verandah. Any later additions and alterations are excluded from the listing.	a d	26992

15 Toronto St OVIINGHAM	Dwelling; External form, materials and detailing of the 1882 residence, including roof and chimneys and stone and brick walls. Any later additions and alterations are excluded from the listing.	a d	26993
20 Alpha Road PROSPECT	Kiandra nursing home; The Alpha Road view of the external form, materials and detailing of the c. 1901 house including bluestone walls, roof forms, gables, chimneys and verandahs. Later additions and alterations are excluded from the listing	a c d e	26988
13 Argyle St PROSPECT	House; External form, materials and detailing, including the roof form and stone walls. Later additions and alterations are excluded from the listing.	a d	27002
2 Ballville St PROSPECT	Former Rectory; External form, materials and detailing, including roof and verandah form, chimneys, stone and brick walls and strapped gables. Later additions and alterations are excluded.	a	27010
77 Ballville St PROSPECT	Telephone Exchange; External form, materials and detailing including face brick walls, parapets and gables.	a	27019
1 Beatrice St PROSPECT	House; External form, materials and detailing including roof and verandah form, stone and brick walls, and strapped gables.	a d	27027
3 Beatrice St PROSPECT	House; External form, materials and detailing including roof and verandah form, stone and brick walls, and strapped gables.	a d	27037
5 Beatrice St PROSPECT	House; External form, materials and detailing including roof and verandah form, stone and brick walls, and strapped gables. Later additions and alterations are excluded from the listing.	a d	27047
7 Beatrice St PROSPECT	House; External form, materials and detailing including roof and verandah form, stone and brick walls, and strapped gables. Later additions and alterations are excluded from the listing.	a d	27053
9 Beatrice St PROSPECT	House; External form, materials and detailing including roof and verandah form, stone and brick walls, and strapped gables. Later additions and alterations are excluded from the listing.	a d	27062
3 Bradford St PROSPECT	House; External form, materials and detailing including roof form and chimney, and verandah form. Later additions and alterations are excluded from the listing.	a d	26990
124 Braund Road PROSPECT	Former shop and dwelling; External form, materials and detailing of the 1924 corner shop and attached dwelling, including chamfered corner, suspended awning and parapet. Later additions and alterations are excluded from the listing.	a c d	26995
24 Carter St PROSPECT	House; External form, materials and detailing of the 1910 residence, including roof form and verandah, rock faced stone walls with moulded render detail. Any later additions and alterations are excluded from the listing.	a d	26997

1 Charles St PROSPECT	Dwelling; External form, materials and detailing of the Federation cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing.	a d	27001
3 Charles St PROSPECT	Dwelling; External form, materials and detailing of the Federation cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing.	a d	27003
5 Charles ST PROSPECT	Dwelling; External form, materials and detailing of the 1917 cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing.	a d	27004
7 Charles St PROSPECT	Dwelling; External form, materials and detailing of the Federation cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing.	a d	27005
9 Charles St PROSPECT	Dwelling; External form, materials and detailing of the Federation cottage, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing.	a d	27006
13 and 15 Charles St PROSPECT	Dwelling; External form, materials and detailing of the Federation cottages, including roof form with strapped gable end, verandah and brick and stone walls. Any later additions and alterations are excluded from the listing.	a d	27007
8 Clifton St PROSPECT	Dwelling; External form, materials and detailing of the 1885 - 1890 house, including stone walls with projecting central gable and roof form. Any later additions and alterations are excluded from the listing.	a d e	27012
13 Clifton St PROSPECT	Dwelling; External form, materials and detailing of the 1885 - 1890 house, including stone walls with projecting central gable and roof form. Any later additions and alterations are excluded from the listing.	a d e	27013
40 Clifton St PROSPECT	Dwelling; External form, materials and detailing of the 1885 - 1890 house, including stone walls, roof, brick chimneys and verandah. Any later additions and alterations are excluded from the listing.	a d e	27014
35 Cochrane Tce PROSPECT	Dwelling; External form, materials and detailing of the c1935 house, including distinctive curved gable parapet, roof and verandah form, verandah columns and face red brick walls. Any later additions and alterations are excluded from the listing.	a d	27015
37 Cochrane Tce PROSPECT	Dwelling; External form, materials and detailing of the c1935 house, including distinctive curved gable parapet, roof and verandah form, verandah columns and face red brick walls. Any later additions and alterations are excluded from the listing.	a d	27017

39 Cochrane Tce PROSPECT	Dwelling; External form, materials and detailing of the c1935 house, including distinctive curved gable parapet, roof and verandah form, verandah columns and face red brick walls. Any later additions and alterations are excluded from the listing.	a d	27020
3 James St PROSPECT	Dwelling; External form, materials and detailing of the c 1910 house, including roof and chimney, strapped gable end, stone and brick walls and steps to verandah. Any later additions and alterations are excluded from the listing.	a d	27029
5 James St PROSPECT	Dwelling; External form, materials and detailing of the c 1910 house, including roof and chimney, strapped gable end, stone and brick walls and steps to verandah. Any later additions and alterations are excluded from the listing.	a d	27030
114 Main North Road PROSPECT	Former dwelling; External form, materials and detailing of the former dwelling including roof and chimneys, face red brick walls and verandah form. Any later additions and alterations are excluded from the listing.	a c d	27682
Menzies Cres PROSPECT	Oval, grandstand and air raid shelter; The extent of the Prospect Oval reserve, and remaining original external form, materials and detailing of the Grandstand and Air Raid Shelter. Any later additions, alterations and grandstands are excluded from the listing.	a c d f	27031
54 Prospect Rd PROSPECT	Former shop/dwelling; External form, materials and detailing of the c. 1900 shop, including parapet, and house front, excluding any later additions and alterations	a d	27039
82 Prospect Road PROSPECT	Former shops/dwelling; External form, materials and detailing of the c1920s - 1930s shops, including shopfronts, parapet and verandah form, and roof, walls and verandah of attached residence. Any later additions and alterations are excluded from the listing	a d	27041
83 Prospect Road PROSPECT	Former Bank; External form, materials and detailing of the 1922 bank building, including detailed decorative elements of rendered front and side elevations, balustraded parapet and window details, rear face brick walls and chimney. Any later additions and alterations (including paint to masonry walls) are excluded from the listing.	a c d	27042
97 and 97a Prospect Road PROSPECT	Shops; External form, materials and detailing of the 1920s shops, including shopfronts, awning and parapet. Any later additions and alterations are excluded from the listing.	a d	27045
122 Prospect Rd PROSPECT	Shop/dwelling; External form, materials and detailing of the turn of the century shop, including shopfront, awning and parapet, and roof verandah and face stone and brick walls of attached dwelling. Any later additions and alterations are excluded from the listing.	a d	27048
142 Prospect Road PROSPECT	Shops; External form, materials and detailing of the 1920s shops, including tiled shopfronts, awning and parapet. Any later additions and alterations are excluded from the listing.	a d	27049

176 Prospect Road PROSPECT	Shop/dwelling; External form, materials and detailing of the 1920s shop, including original shopfront and parapet details and rock faced stone and brick walls to shops and attached house. The later northern additions and alterations are excluded from the listing.	a d	27051
180 Prospect Road PROSPECT	Shop and Dwelling; External form, materials and detailing of the 1920s shop, including shopfront, parapet and verandah form, and roof form to attached house. Any later additions and alterations are excluded from the listing.	a d	27052
78 Pulsford Road PROSPECT	Dwelling; External form, materials and detailing of the 1880s house, including roof form, masonry walls. Any later additions are excluded from the listing.	a d	27055
80 Pulsford Road PROSPECT	Dwelling; External form, materials and detailing of the 1880s house, including roof form, masonry walls. Any later additions are excluded from the listing.	a d	27056
20-22 Rose St PROSPECT	Dwellings; External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing.	a d	27059
24-26 Rose St PROSPECT	Dwellings; External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing.	a d	27060
28-30 Rose St PROSPECT	Dwellings; External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing.	a d	27061
32-34 Rose St PROSPECT	Dwellings; External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing.	a d	27063
36-38 Rose St PROSPECT	Dwellings; External form, materials and detailing of the 1914 cottages, including roof form, stone and brick walls and chimneys, party wall, continuous verandah form. Any later additions and alterations are excluded from the listing.	a d	27064
30 Stuart Road PROSPECT	School; External form, materials and detailing of the 1920s school building, including roof form and chimneys and face brick walls. Any later additions and alterations are excluded from the listing.	a c f	27067
7 Churcher St THORNGATE	Dwelling; External form and materials and detailing of the 1922 residence, including rock face stone and brick walls and expansive tiled roof form. Any later additions and alterations are excluded from the listing.	a d	27008
154-160 Prospect Road PROSPECT	Two storey attached Dwellings and two single-storey shops; Re Dwellings: Roof excluding chimneys. East wall including bay window projections. Verandah, balcony and balustrade excluding metal staircase. Boundary wall, piers, cast iron lace panels and metal strap	a d	3174

	fence. North wall including verandah, balcony and balustrade. South wall ending at parapet. Stone wall to south boundary. Shops: East wall including shopfronts and verandah form (excluding cladding). West, north and south walls in entirety		
24 Prospect Road FITZROY	Two storey dwelling; Roof and chimneys. East wall with verandahs. North wall to end of stonework. South wall to end of original building. Fence to Prospect Road and Methuen Street including base, piers, cast iron panels and gates.	b c d e	3158
109 North East Road COLLINSWOOD	Two storey dwelling; Roof form and chimneys. East wall. Rendered masonry piers on boundary.	a d	3153
76 Highbury Street PROSPECT	Two storey house; Roof form and slate cladding. East wall and verandah roof. Fence including base, piers to driveway and cast iron panels.	a d	3147
26 Highbury Street PROSPECT	Uniting Church ; Roof. South wall, east wall and west wall to end of original stonework.	a c e	3139
26 Highbury Street PROSPECT	Uniting Church Hall; Roof. South wall. West and east wall to end of original building (including portico on western side).	a c e	3140
2 Prospect Terrace PROSPECT	Wallaroo Homes; Roof and chimneys. East wall and verandahs. South and north walls to end of stonework..	a d e	3177
94 Main North Road PROSPECT	Windmill Hotel; South and east wall (including chamfer) to end of parapet excluding verandah.	a c f	3152
10 Alpha Road PROSPECT	Wingfield House; House facades, roof, chimneys	d e	3098

Robe

Dairy Range Road MOUNT BENSON	Bagdad Homestead and Original House	a b d	16477
ROBE	Beacon Hill	a f	16468
28 Banks Street ROBE	Cottage	a	16467
6 Elizabeth Street ROBE	Cottage	a d	16430
9 Elizabeth Street ROBE	Cottage	a	16436
11 Main Road ROBE	Cottage	a b d	16447
9 Robe Street ROBE	Cottage	a f	16446
Sturt Street ROBE	Cottage	a d	16465
18 Sturt Street ROBE	Cottage	a b f	16412
34 Sturt Street ROBE	Cottage	a	16429
14 Union Street ROBE	Cottage	a	16473

17 Victoria Street ROBE	Cottage	a f	16438
28 Victoria Street ROBE	Cottage (Bermingham's)	a d	16443
11 Union Street ROBE	Cottage (Blind Barlowe's Tom Pepper's)	a b d e	16444
29 Sturt Street ROBE	Cottage (Burr Cottage)	a d e	16427
ROBE	Cottage (Dunn's)	a b d e	16449
10 Elizabeth Street ROBE	Cottage (Patsy Ryan's)	a d e	16431
12 Victoria Street ROBE	Cottage (Skye)	a b d	16434
Sturt Street ROBE	Cottage (The School in Rotten Row)	a b c	16428
23 Victoria Street ROBE	Cottage (Victoria Cottage)	a d	16441
35 Victoria Street ROBE	Cottage (Wee Wittalooka)	a	16474
Nora Creina Road ROBE	CSIRO Building		16475
Old Naracoorte Road ROBE	Dennington Homestead and Outbuildings	a b d	16478
ROBE	Drain L and Bridges	a c f	16470
2 Victoria Street ROBE	Former Bank	a c	16426
14 Smillie Street ROBE	Former Butcher's Shop (Dawson's)	a b c d	16464
22 Sturt Street ROBE	Former Free Presbyterian Chapel	a b c f	16413
32 Smillie Street ROBE	Former George Lord's Horseshoe Forge	a b e	16422
21 Sturt Street ROBE	House	a	16417
26 Tobruk Avenue ROBE	House	a	16448
2 Union Street ROBE	House	a d	16466
17 Sturt Street ROBE	House (Eltham House)	a	16416
22 Victoria Street ROBE	House (William Savage House)	a e	16442
Powells Road NORA CREINA	Jeffrey's Homestead	a d	16479
ROBE	Lake Butler	a f	16461
Main Road ROBE	Lake Charra	f	16460
Main Road ROBE	Lake Fellmongery	a b e f	16469
Bagdad Road MOUNT BENSON	Lowrie's Hill Church	a b c f	16476
5 Elizabeth Street ROBE	Maisonettes (Broom Cottage)	a b d	16435
1 Union Street ROBE	Public School	a b c	16439

Main Road Lakeside Caravan Park ROBE	Reducing Boilers (temporary location)		16452
Mundy Terrace ROBE	Robe Hotel (formerly Bonnie Owl Hotel)	a c f	16411
10 Victoria Street ROBE	Shop and House	a f	16433
24 Sturt Street ROBE	St Peter's Church of England	a b c e f	16414
Nora Creina Road ROBE	Sunny Side (House)	a	16458
1 Main Road ROBE	The Lodge (House)	a b d	16445
3 Union Street ROBE	Villa	a d	16440
Nora Creina Road ROBE	Wattle Banks (House)	a	16455
3 Smillie Street ROBE	Well	a b c	16462
Robe-Penola Road (Beachpoint turnoff) BRAY	Whip Well	a f	16472

Tatiara

Ellis Street KEITH	AMP Memorial and Wiles Hut; The open space setting, the external form and materials of the two Wiles huts, the vehicle and the monuments.	a b e f	18261
Mount Monster Road KEITH	Mount Monster Granite Quarry; The whole of the Stone Reserve.	a f	18272
Woolshed Street BORDERTOWN	Murray Memorial Clock, Apex Park; The clock, clock stand, pedestal and its landscaped park setting.	a e f	18245
Black Joes Road BUCKINGHAM	Plaited Tree; The tree and its curtilage of open grassy woodland vegetation. The tree is located within the road reserve, approximately 25 metres from the carriageway.	f g	18249
Scowns Road CANNAWIGARA	Scown's Runaway Hole; The whole of the depression, the tree and its curtilage of open grassland.	c f	18258
Cannawigara Road CANNAWIGARA	Shearing Tree; The tree and its curtilage of open grassy woodland vegetation.	b f g	18257
Packer Avenue MUNDULLA	Soldiers Memorial Park; The monument and its formal park setting, including palms, conifers and Australian native trees.	a d f	18279
Railway Terrace North WOLSELEY	Soldiers Memorial Park; The monument, the uncluttered open landscape setting and the sugar gum backdrop.	a e f	18289
Heritage Street KEITH	Soldiers Memorial Park; The obelisk and its hedged surrounds, as well as the exotic avenue planting between Ellis Street and Anzac Terrace. Trees include deciduous elms, live oaks, palms and pines.	a e f	18265

East Terrace BORDERTOWN	Soldiers Memorial Park; The open parkland character, including established traditional exotic and Australian park trees, including deciduous oak, ash and elms, casuarina, brachychiton, three formal palms, cypress, pines, carob, pyramid trees and pittosporum. Includes the avenue of coppiced sugar gums.	a	18236
Binnie Street BORDERTOWN	Pioneer Chapel; External form and materials of the church, porch and hall, including painted stonework, finial, battened eaves, unpainted galvanised steel roofing, and leadlight windows. Includes the post and woven wire fences. Includes two Norfolk Island pine trees in Benjamin Street. Excludes blockwork lean-to additions at the rear.	a c e	18231
Binnie Street BORDERTOWN	Former Paterson's Store; External form and materials of the double shopfront facing Binnie Street, including the shopfront itself and the stone walls, gable infills and finials. Includes the external form and materials of the shopfront facing Crocker Street, including gabled galvanised iron roof, brickwork walling and pressed metal ceilings.	a	18232
Crocker Street BORDERTOWN	Woolshed Inn; External form and materials, including hipped galvanised iron roofs, chimneys and parapets, all stone walling, verandahs, timber framed windows and doors, and the original kitchen with its massive fireplace. Includes the stepped pressed metal and stone façade only of the detached store facing Crocker Street. Excludes function centre, motel units and bottle shop pergola.	a c e f	18233
79 East Terrace BORDERTOWN	Bordertown Hotel; External form and materials of two storey section of the hotel, including painted face stonework, unpainted brick chimneys, weatherboard cladding, timber and leadlight windows and doors, and verandahs. Excludes the modern brick and stone saloon bar, the drive thru bottle shop, the blockwork store and the colorbond shed. Excludes the modern brick and stone wall.	a c f	18235
63 Farquhar Street BORDERTOWN	Hawke House; External form and materials, including face stonework, rendered chimneys, corrugated steel roof, window canopies, timber framed windows and doors, and the concave verandah. Excludes the weatherboard lean-to additions and the freestanding carport.	a e	18237
Frances Road BORDERTOWN	Olive Bank Homestead; External form and materials of the house, including the tiled roof, the chimneys, the freestone walling, timber fretwork, keyhole window, box windows, timber windows and doors. Includes the Canary Island Palm.	a d f	18282
McLeod Street BORDERTOWN	Uniting Church; External form and materials of the stone church and Sunday school room, and the 1983 new entrance, including galvanised iron roof, stone walls, timber and leadlight windows. Includes the Norfolk Island pine tree in DeCoursey Street	a c	18238
67 McLeod Street BORDERTOWN	St Barnabas Anglican Church & Rectory; External form and materials of the church, porch and vestry, including the galvanised iron roof, face stonework, and the timber and leadlight	a c d	18239

	windows and doors. Includes the external form and materials of the rectory including galvanised iron roof, brickwork chimneys, face stonework with brick quoins, timber windows, shutters and doors, and the two porches. Excludes the concrete brick addition at the rear of the rectory.		
Nalang Road /Six Mile Well Road BORDERTOWN	Nalang Homestead; External form and materials of the hipped roof house, the adjoining gable section, the attached original kitchen, the store (present garage), the slab stables, the shearing shed and the shearers quarters. Includes the galvanised iron roofing, stone chimneys, stonework, timber windows and doors, slab and iron walling. Includes the landmark trees, consisting of Washingtonia palms, pyramid tree, white cedar and mulberry trees. Excludes the iron jackaroos quarters, block work additions to the house, and later rural sheds and outbuildings.	a d e	18283
North Terrace BORDERTOWN	Former Police Cells; External form and materials of the original cell block. Excludes the fit out, roof extension and steel bar enclosure	a b	18241
81 North Terrace BORDERTOWN	Former Police Station, Morning Loaf Bakery; External form and materials of the former Police Station, including the galvanised iron roof, eaves details, symmetrical façade, and timber windows and doors. Excludes the enclosing modern bakery and tearooms.	a c d	18240
Rowney Road BORDERTOWN	Charla Homestead; External form and materials of the whole complex, including slab and stone buildings. Includes galvanised iron roofs, brick and stone chimneys, stonework and timber slab walling, timber windows and doors.	a c e	18248
South Terrace BORDERTOWN	Showground Grandstand; External form and materials of the grandstand, including the half hipped galvanised iron roof and the open tiered bench seating. Excludes the aluminium tiers in front and the blockwork additions to the rear and sides.	a c f	18243
South Terrace BORDERTOWN	Former School; External form and materials of the whole complex of stone school buildings, including galvanised iron roofs, chimneys, sheet metal roof ventilators, timber windows and doors, verandahs and window canopy.	a c f	18242
80 Victoria Parade BORDERTOWN	House, Former St Mary's Catholic Church; External form and materials of the church, porch and vestry, including galvanised iron roof, stone walls with rendered trims and cappings, and timber windows and doors. Excludes outbuildings.	a	18244
62 Woolshed Street BORDERTOWN	Face Place Hairdressers; External form and materials, including galvanised iron roof, masonry walls, timber framed hoarding, and the verandah. Includes the timber framed windows, doors and fanlights. Excludes the steel clad shed at the rear.	a c	18246
102 Woolshed Street BORDERTOWN	Tatiara Motorcycles; External form and materials, including painted hipped iron roof, brick chimney, weatherboard cladding, timber framed windows and doors, and the verandah	a e	18247

	including hardwood posts. Includes the extension facing Crocker Street, including the stepped timber hoarding.		
Buckingham Road /Schusters Road BUCKINGHAM	Buckingham Homestead; External form and materials of the stone house, including galvanised iron roof, stone chimneys, unpainted stone walls, timber windows and doors, and the verandahs. Excludes farm sheds and outbuildings	a e f	18251
Buckingham Road BUCKINGHAM	Buckingham Uniting Church; External form and materials of the church, porch and lean-to, including galvanised iron roof and parapet walls. Includes unpainted face stonework, and timber windows and doors. Includes two pairs of swings. Includes the park like setting comprising mature eucalypts, sugar gums and pine trees.	a c d f	18250
Buckingham Road BUCKINGHAM	Glen Park Homestead; External form and materials of the four roomed house, detached kitchen and detached post office, including the galvanised iron roof, stone chimneys and walls, timber windows and doors, and verandahs. Includes pepper trees and the garden layout defined by stone-edged paths. Excludes verandah infills, the timber framed kitchen addition, the laundry and the hipped roof shed.	a c	18254
Barton Steer Road CANNAWIGARA	Cannawigara Homestead; External form and materials of the stone house and shearers quarters, the dummy hut chimney and the shearing shed. Includes stone chimneys, face stonework, galvanised iron roofs and timber windows and doors. Excludes the concrete house additions and flat verandahs, and the extension to the north of the shearing shed. Excludes recent houses and rural sheds.	a d e	18252
Cannawigara Road CANNAWIGARA	Hall, Former Congregational Church; External form and materials of stone chapel, including galvanised iron roof, face stone walls, timber windows and doors and timber porch. Includes two Italian cypress trees. Excludes 1953 hall and 1968 extensions.	a c d f	18255
Cannawigara Road CAREW	Carew Park Homestead; External form and materials of the stone house, kitchen, underground tank, shearing shed and stable, and the pole frame dairy. Includes the whole of the stone fences. Includes the two Green Leaved Morton Bay Fig trees as well as pepper trees and sugar gums along the road frontage. Excludes the galvanised iron addition to the shearing shed.	a d f g	18256
Joes Road (Off) CAREW	Old Brimbago Homestead; External form and materials of the house, including steeply pitched hipped roofs, stone chimneys, stone walls, timber windows and doors and the verandahs. Includes the two Washingtonia palms. Includes the external form and materials of the unfinished stone building. Excludes the garage near the house, and the rural sheds and outbuildings.	a d f	18253
Anzac Terrace KEITH	CWA Clubroom, Former Institute; External form and materials, including face stonework and massive chimney. Excludes the skillion roofed additions.	a c	18259

7 Dugan Street KEITH	Hairdressers (Former Uniting Church Hall); External form and materials, including unpainted face stoneworks and quoins, unpainted rendered trims, timber windows and doors, and slate step. Includes the interior space and ceilings. Excludes the Mt Gambier limestone addition.	a	18260
Emu Flat Road KEITH	Davis Cottage; External form and materials of cottage, including unpainted face stonework, chimneys, parapet walls, timber windows and doors. Includes the stone tank, stone outbuilding, stone trough and post/flat iron shed. Excludes the new implement shed.	a b e f	18262
Heritage Street KEITH	Makin Memorial Institute; External form and materials of 1936 Institute, including face stonework, parapets and original windows. Excludes the brick and rendered additions.	a c e f	18264
Heritage Street KEITH	Former Congregational Church; External form and materials of the church, porch and vestry, including galvanised iron roof, face stonework with unpainted rendered cappings, iron finial, timber windows and doors, and slate steps. Includes the interior space, including floors ceilings, joinery and decorative plasterwork. Includes the Italian cypress tree.	a c f	18263
Makin Street KEITH	Keith Hotel; External form and materials, including roof and eaves, face stonework and rendered trims, fenestration pattern, original timber window frames, keg ramp and half doors. Excludes the Mt Gambier limestone addition on McBain Street, the verandah in its current form, and the stone building in the centre of the site.	a c f	18267
2 Makin Street KEITH	Carrie's Cottage; External form and materials including original stoneworks, face brick trims, timber fascias and barges, and a four panel door. Excludes pergola and attached shop at the rear.	a e f	18266
7 McBain Street KEITH	Police Residence; External form and materials of the police residence, including parapet walls, unpainted face stoneworks and brick trims, roof eaves and chimneys, original timber windows and doors, and bull-nose verandah. Excludes lean-to additions and later cell block and Police Station.	a c	18268
Park Terrace KEITH	Uniting Church; External form and materials and the landscape setting of the church.	a f	18269
Riddoch Highway KEITH	Old Mount Monster Homestead; External form and materials of the homestead complex of stone buildings. Includes the stone workman's cottage standing as part of the Balclaimey farm complex. Includes galvanised iron roofs, stone chimneys, stonework and remaining timber windows and doors. Excludes the modern farm buildings of Balclaimey farm complex.	a f	18270
Riddoch Highway KEITH	Mount Monster Homestead; External form and materials of the homestead building. Includes galvanised iron roofs, chimneys, stonework and remaining timber windows and doors. Excludes other outbuildings and farm buildings.	a	18271

Wynarling Road (Off) KEITH	Wynarling Woolshed; External form and materials of the stone woolshed, including galvanised iron roof, clerestory roof section, stonework and timber windows and doors. Includes the timber yards. Excludes the surrounding timber sheds and outbuildings.	a	18274
3 Jones Street MUNDULLA	House; External form and materials of the house and butchers shop, including the galvanised iron roof, brick chimney, face stone walls with brick quoins, timber windows and doors, and verandahs. Excludes the attached carport, and detached sheds and outbuildings.	b d	18275
8 Jones Street MUNDULLA	Church of Christ; External form and materials of church, porch and kitchen, including galvanised iron roof, metal cladding, timber windows and doors, and pressed metal canopies. Includes the Italian cypress trees and the hardwood post and woven wire fence. Excludes the verandahs and toilet at rear.	a c d	18276
21 Jones Street MUNDULLA	Maleys of Mundulla Emporium; External form and materials of the store, including galvanised iron roof, timber hoarding, timber framed shopfront and the bull-nose verandah with decorative timber end infill. Excludes the adjacent dwelling.	a c f	18277
22 Kennedy Street MUNDULLA	Mundulla School; External form and materials of the stone school building, including the galvanised iron roof, stone and brick chimneys, decorative sheet metal roof ventilators, painted face stonework with brick quoins, timber windows and doors, and verandah. Includes the pepper trees. Excludes the colorbond additions at the rear, the transportable classrooms and sheds.	a c	18278
Six Mile Well Road MUNDULLA WEST	Former Church of Christ; External form and materials of stone chapel, including galvanised iron roof, face stone walls, timber windows and doors and timber porch. Includes two Italian cypress trees. Excludes 1953 hall and 1968 extensions.	a c f	18284
Emu Flat Road SHERWOOD	Paulus Petersens Homestead; External form and materials of the stone cottage, the timber piggery, and the stone henhouse, including iron roofs, stone chimneys, stonework, hardwood pole walling structure, and flattened oil drum cladding. Excludes modern outbuildings.	a b d e	18273
Railway Terrace North WOLSELEY	Uniting Church; External form and materials of the church and porch, including unpainted galvanised iron roof and wall cladding, timber windows and doors, pressed metal window canopies and painted timber trims.	a c	18288
38 Railway Terrace WOLSELEY	Ballinger's Store; External form and materials of the main store, the adjoining gabled extension to the west and the hipped roof and secondary hoarding at the rear, including galvanised iron roof and wall cladding, weatherboard cladding, parapet hoarding, bull-nose verandah and timber shopfront windows and doors. Excludes the flat roof extension at rear, the trussed open carport and the detached weatherboard shed to the west.	a c	18285

44 Railway Terrace North WOLSELEY	Institute; External form and materials of the 1928 institute, including the galvanised iron roof, the parapet hoarding and painted signage, the pressed metal cladding, and the timber front windows. Excludes the bull-nose verandah and interior alterations.	a c	18287
Frances Road BORDERTOWN	Wiese's Horse Dip; Form and materials of the horse dip and associated yards, including the cement rendered race and the hardwood posts and rails. Includes a curtilage of adjacent rural land and open grassy woodland vegetation on the roadside.	a b d f	18281
Goodridges Road (Off) MUNDULLA WEST	Wirrega Cemetery; Grave, stone wall and cast iron gates, including the curtilage defined by the fenced area.	a d e	18280
Wolseley - Naracoorte Road WOLSELEY	Wolseley Common Conservation Park; The whole of the common, including the open recreation area and surrounding sugar gums.	a f	18290
Railway Terrace WOLSELEY	Wolseley Inland Aircraft Fuel Depot *; The whole complex of fuel tanks, pump house and platform, and its open space setting. Excludes train crew accommodation.		18286

Tea Tree Gully

1316-1322 North East Road TEA TREE GULLY	Angove's Winery - Distillery Tower & Fermentation Cellars; (all facades, roof and framework and walls supporting the roof, internal concrete tanks)	a b c e f	3406
37A Nioka Road DERNANCOURT	Attached House - Former Stables; (all facades, roof and walls supporting the roof of the original 19th century stone building, excluding all later additions)	a d e	21050
37B Nioka Road DERNANCOURT	Attached House - Former Stables; (all facades, roof and walls supporting the roof of the original stone building, excluding verandah and carport)	a d e	21051
796-804 Lower North East Road DERNANCOURT	Balmoral House; (all facades, verandahs, roof, chimneys and walls supporting the roof of two storey stone building)	a b d e	3391
5/ 5/36 Kanangra Road DERNANCOURT	Bickham Grange; (all facades, verandah, roof and walls supporting the roof and chimney of the 1850s residence)	a d e	21044
700 Milne Road TEA TREE GULLY	Brightlands Cellar; (all facades, roof, arched openings, window openings, double doorway with iron brackets)	a b d e	3384
32 - 34 Range Road North BANKSIA PARK	Brightlands' House (Ruins); (remaining three external stone walls)	a d e	21059
Lot 102 The Grove Way GOLDEN GROVE	Brooklyn Villa Farmhouse; (all facades, verandah, roof, chimneys and walls supporting the roof, excluding rear addition to north)	a b e f	3394
25 Elizabeth Street TEA TREE GULLY	Dwelling, Smokehouse and Tank; (all facades, verandahs, roof and walls supporting the roof of the original dwelling, and also the rear smokehouse and circular red brick rainwater tank)	a d	21035

1/ 37 Walters Street TEA TREE GULLY	Dwelling; (All facades, chimneys and verandah, roof and walls supporting the roof of the original building and front addition, excluding rear addition)	a	3381
1319 North East Road TEA TREE GULLY	Dwelling; (all facades, verandah, roof and walls supporting the roof, front stone verandah fence)	a d	3407
1323-1325 North East Road TEA TREE GULLY	Former Baptist Church; (all facades, roof and walls supporting the roof of the original 1863 stone building excluding additions)	a c	3377
1 Perseverance Road TEA TREE GULLY	Former Dunn's Cash Store; (all facades roof and walls supporting the roof, verandah to west side, brick chimneys and square and arched openings, excluding additions)	a c	3380
1333 North East Road TEA TREE GULLY	Former Dwelling; (all facades, roof, chimney and walls supporting the roof, excluding two storey addition at rear)	a f	3382
1370 North East Road TEA TREE GULLY	Former Flour Mill; (all facades, roof and walls supporting the roof excluding portico and roof ventilators)	a b c f	3379
1270-1288 Grand Junction Road HOPE VALLEY	Former Hope Valley School; (all facades, verandahs, roof, chimneys and walls supporting the roof)	a c f	3392
North East Road (nr Hermitage) TEA TREE GULLY	Former Horseradish Farm; (all facades, skillion roof form and stone walls supporting the roof)	a e f	21052
954-960 North East Road MODBURY	Former Kelly's Farmhouse; (all facades, slate roof, chimneys and walls supporting the roof)	a b d e	3386
1290 Grand Junction Road HOPE VALLEY	Former Methodist Chapel; (all facades and walls supporting the roof of the original freestone building, excluding additions)	a c e f	3387
993A North East Road MODBURY	Former Modbury Institute; (all facades, pressed metal ceilings, roof and walls supporting the roof of the original building, excluding additions to north-west)	a c d f	3389
561 Montague Road MODBURY	Former Modbury School; (all facades, chimneys, verandah, lean-to structures, roof and walls supporting the roof)	a c e f	3390
1348 North East Road TEA TREE GULLY	Former Police Cell; (all facades, roof and walls supporting the roof)	a c	3378
42 Satsuma Crescent GOLDEN GROVE	Former Ross Dairy Farm; (roof form and all facades and walls supporting the roof, excluding lean-to)	a b e f	21061
4 Dowding Terrace TEA TREE GULLY	Former Steventon School; (All facades of original stone building, chimney, roof and walls supporting the roof, excluding additions)	a c	3374
Lot 7 One Tree Hill Road GOLDEN GROVE	Golden Grove Cemetery; (layout and all graves, surrounds, fencing and headstones)	a c e	3393
412-422 Hancock Road SURREY DOWNS	Golden Grove Hall; (roof and all facades and walls supporting the roof, excluding extensions)	a c f	21043

Lot 3 Crouch Road GOLDEN GROVE	Golden Grove Uniting Church; (all facades, roof, spire and walls supporting the roof of the original stone building, excluding additions to north and south)	a c d e f	3388
33-45 Abercrombie Crescent ST AGNES	Graves and Plaque; (plaque marking three childrens' grave sites)	a	21032
2-20 Steven's Drive RIDGEHAVEN	Graves Site and Plaque; (plaque marking three 1865 childrens' grave sites)	a	21033
1245 Golden Grove Road YATALA VALE	Greenwith Uniting Church; (all facades, roof and walls supporting the roof, including vestry, excluding brick addition to west and porch)	a c e f	3385
Perseverance Road TEA TREE GULLY	Haines Bridge; (masonry bridge structure with rubble abutments and cut-stone semi-circular arched tunnel passing under Perseverance Road)	a c d e	21056
1364 North East Road and 44 Perseverance Road TEA TREE GULLY	Haines' Park; (area of the park reserve, including fountain and mature planting)	e f	21057
66 Valley Road HOPE VALLEY	Highbury & Hope Valley Institute; (all facades, roof and stone walls supporting the roof of the original 1921 building, excluding front entrance and rear toilets)	a c d	21065
1184 Grand Junction Road HOPE VALLEY	Hope Valley Cemetery; (layout of the whole cemetery and the 19th century headstones, monuments, graves and cast iron fencing located within the southern half of the cemetery)	a c e	21039
Lot 614 Lower North East Road HOPE VALLEY	Hope Valley Reservoir Structures; (cast iron outlet tower and stone kerbing to top of embankment)	a c f	21045
Lot 1 Crouch Road GOLDEN GROVE	House - Former Golden Grove School; (all original stone and brick facades, roof, chimneys and walls supporting the roof of 1850s dwelling, excluding extensions to the east)	a c e	21034
471 Milne Road RIDGEHAVEN	House and Outbuilding; (front and side facades, chimneys, roof and walls supporting the roof of the original 1880s stone and brick buildings)	a e	21049
1375 Golden Grove Road GOLDEN GROVE	House; (front and side facades, and walls supporting the roof and chimney of the c1900 dwelling, excluding later verandah)	a b d	21037
11 Radiata Road HIGHBURY	House; (front and side facades, chimney, roof and masonry walls supporting the roof of 1907 house)	a e	21058
1 Halls Road HIGHBURY	House; (front and side facades, chimney, roof and stone and brick walls supporting the roof of 1886 dwelling)	a d	21042
12 Rhus Road HIGHBURY	House; (front and side facades, roof and stone walls supporting the roof, and verandah structure)	a d e	21060
1323-25 North East Road TEA TREE GULLY	Medcalf Memorial Church; (all facades, roof and walls supporting the roof of the original 1914 stone building, excluding addition)	a c f	3376
North East Road TEA TREE GULLY	Newman's Tea House and Nursery (2nd) ; (all the original facades, roof and walls supporting the roof of the former dwelling and stone outbuilding and the mature trees surrounding the former dwelling, excluding the concrete-block building and shade-houses)	a b e	21053

2-4 Gransden Parade GREENWITH	Petworth Farmhouse; (roof and all facades and walls supporting the roof and chimney, verandah, excluding skillion-roofed addition)	a b f	21040
Haines Road Rear of old Council Chambers TEA TREE GULLY	Pine Plantation; (all trees in the pine plantation planted in 1937)	a f	21041
33 Mahogany Road DERNANCOURT	Reid's Road Ford; (ford across Torrens River)	a e	21047
1366 North East Road TEA TREE GULLY	Ruins and other structures: Anstey Hill Conservation Park; (ruins of early settlement and other structures including Ellis Cottage within Recreation Park)	a e f	21054
The Golden Way GREENWITH	Ruins of Carter's Homestead & Well; (all stabilised remnants of stone walls)	a d	21062
The Golden Way (off the), (Cobbler Creek Recreation Park) SALISBURY EAST	Ruins of Teakle's House; (all stabilised remnants of stone walls)	a d	21063
19 Perseverance Road TEA TREE GULLY	St Wilfrid's Anglican Church & Stable; (all facades, roof and walls supporting the roof of the original 1886 stone building excluding additions, and including 1887 stables)	a c	3375
1 Erudite Court WYNN VALE	Surrey Farmhouse & Cottage; (Farmhouse - all facades and walls supporting the roof, chimney, roof, verandahs with iron-lacework. Cottage - roof and all facades and walls supporting the roof, excluding modern extension to north.)	a b e	21036
1349 North East Road TEA TREE GULLY	Tea Tree Gully Hotel; (the verandah and south and east masonry facades supporting the roof of the original section of the single storey hotel building fronting North East Road)	a c f	3405
33-35 Walters Street TEA TREE GULLY	Tea Tree Gully Institute; (all facades, roof, arched openings and walls supporting the roof excluding the verandah)	a c d f	3373
The Promenade HIGHBURY	Thatched Shed; (all facades, stone walls supporting the roof and elements of the original thatched roof materials)	a d e	21064
4 John Ramsay Circuit HOPE VALLEY	Tolley's Winery Building; (all facades, roof and walls supporting the roof of the winery building)	a b e	3383
Memorial Drive TEA TREE GULLY	War Memorial Arch and Avenue; (memorial arch with attached brass memorial plaques and associated avenue of pine trees)	a c e f	21048

Tumby Bay

Pt Sec 71 Hd Koppio KOPPIO	Blacksmiths	a c	16573
Tumby Bay Foreshore TUMBY BAY	Bratten Memorial	a	16543
Pt Lot 130 Tumby Terrace TUMBY BAY	Church of Christ	a c f	16546
2 Lipson Road TUMBY BAY	Commercial Premises	c	16539

7-9 Lipson Road TUMBY BAY	Commercial Premises		16540
Pt Sec 71 Hd Koppio KOPPIO	Cottage	a c	16574
Lot 15 Third Street LIPSON	Dwelling	d	16560
Sec 4 Hd Yaranyacka LIPSON	Dwelling	a	16562
Pt Lot 22 Spencer Street TUMBY BAY	Dwelling		16549
Sec 126 Hd Koppio YALLUNDA FLAT	Dwelling	c d	16579
Lot 127 Barraud Street TUMBY BAY	Excell Museum	c	16547
Sec 292 Hd Hutchinson TUMBY BAY	Farm Outbuilding	a	16554
Sec 292 Hd Hutchinson TUMBY BAY	Farm Outbuilding	a	16553
Sec 292 Hd Hutchinson TUMBY BAY	Farm Outbuilding	b	16552
Hincks Conservation Park HINCKS	Hincks Conservation Park		16555
Pt Sec 1 Hd Koppio KOPPIO	Koppio Smith Museum	a c	16571
Port Neill Foreshore PORT NEILL	Lady Kinnard Anchor	f	16568
Pt Sec 71 Hd Koppio KOPPIO	Laundry/House	a c	16575
UNGARRA	Moody Tanks		16564
Lot 30 Main Street LIPSON	New Hall	c	16559
Tumby Bay Foreshore TUMBY BAY	New Jetty	f	16545
Pt Sec 71 Hd Koppio KOPPIO	Offices	a c	16577
Lot 29 Main Street LIPSON	Old Anglican Church	c	16557
Lot 30 Main Street LIPSON	Old Hall	c	16558
Pt Sec 87 Hd Koppio KOPPIO	Old Homestead	b c	16578
Tumby Bay Foreshore TUMBY BAY	Old Jetty - Tumby Bay	f	18908
Tumby Bay Foreshore TUMBY BAY	Pioneer Memorial Clock	c e	16544
5-9 Peake Terrace PORT NEILL	Port Neill Hotel	b c	16567
Port Neill Foreshore PORT NEILL	Port Neill Jetty	f	16569
Lot 1 Dp 4278 Hd Stokes YALLUNDA FLAT	Pug Hut - Provis Memorial Park	a c	16566
Pt Sec 71 Hd Koppio KOPPIO	School	a c	16576
Pt Sec 71 Hd Koppio KOPPIO	Shepherds Hut	a c	16572
Pt Sect 18 Church Street TUMBY BAY	St Leo's Catholic Church	c	16551

Pt Sec 4 Hd Stokes UNGARRA	Stokes Church	a c d	16565
Pt Lot 7 Mortlock Street TUMBY BAY	Supper Room	c	16550
North Terrace TUMBY BAY	Tumby Bay Hotel		16541
Pt Sec 281 Hd Yaranyacka LIPSON	Uniting Church	a b c	16561
Lot 31 Wallis Street PORT NEILL	Uniting Church	c	16570
Lot 139 Spencer Street TUMBY BAY	Uniting Church	c	16548
Foreshore Lipson Cove LIPSON	Wallaby Sam Monument	a	16556
Tumby Bay Foreshore TUMBY BAY	War Memorial	a	16542
Sec 454 Hd Yaranyacka LIPSON	Warrata Vale School	a	16563

Unley

70 Northgate Street UNLEY PARK	Fence; Extent, materials and detailing of the 1934 fence.	a d e	24154
72 Northgate Street UNLEY PARK	Fence; Extent, materials and detailing of the 1934 fence.	a d e	24155
74 Northgate Street UNLEY PARK	Fence; Extent, materials and detailing of the 1934 fence.	a d e	24156
43 - 59 Northgate Street UNLEY PARK	Heywood Park and Gateway; The extent of the park including the 1924-6 gateway.	a c f	3895
181a Goodwood Road MILLSWOOD	Stone lining (Brownhill Creek); Stone lining of portions of Brownhill Creek, on land once forming part of St Vincent de Paul Orphanage.	a c	26217
18-20 Fern Avenue FULLARTON	Stone wall; Structure, materials and detailing of the early bluestone wall.	a d e	24211
8 Aroha Terrace BLACK FOREST	Dwelling; External form, materials and detailing of the c1890 dwelling. Any later additions or alterations are excluded from the listing.	a d	3788
14 Aroha Terrace BLACK FOREST	Dwelling; External form, materials and detailing of the 1913 dwelling. Any later additions or alterations are excluded from the listing.	a d	3789
7A Byron Road (cnr Canterbury Tce) BLACK FOREST	Princess Margaret Playground Arbour; External form, materials and detailing of the 1930 concrete and timber arbour.	a c d	24178
22 East Avenue BLACK FOREST	Dwelling; External form, materials and detailing of the 1896 dwelling. Any later additions or alterations are excluded from the listing.	a d	24199
44A East Avenue BLACK FOREST	Church (former Church of Christ); External form, materials and detailing of the 1927 church. Any later additions or alterations are excluded from the listing. The rear buildings are not included.	a c	3818
74 East Avenue BLACK FOREST	Clarence Park Institute; External form, materials and detailing of the 1933 building. Any later additions or alterations are excluded from the listing.	a c d	3819

5-5A Forest Avenue BLACK FOREST	Dwelling and fence; External form, materials and detailing of the 1927 dwelling and associated fence. Any later additions or alterations are excluded from the listing.	a d	24220
25 Forest Avenue BLACK FOREST	Dwelling; External form, materials and detailing of the 1908 dwelling. Any later additions or alterations are excluded from the listing.	a d	24221
11 Dixon Street CLARENCE PARK	Dwelling; External form, materials and detailing of this 1895 late Victorian asymmetrically fronted dwelling. The later extension to the north and any later additions or alterations are excluded from the listing.	a d	24195
16 Frederick Street CLARENCE PARK	Dwelling; External form, materials and detailing of this 1908 Edwardian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. The masonry addition and carport, and any later additions or alterations, are excluded from the listing.	a d	24223
318 Goodwood Road CLARENCE PARK	Church of The Trinity; External form, materials and detailing of the whole of the 1925 Church building. Any later alterations or additions are excluded from the listing.	a c d	3971
6 Hammond Street CLARENCE PARK	Dwelling; External form, materials and detailing of this 1884 Victorian symmetrically fronted dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later additions or alterations and carport are excluded from the listing.	a d	24242
9 James Street CLARENCE PARK	Dwelling; External form, materials and detailing of this c1900 symmetrically fronted dwelling. Any later alterations or additions are excluded from the listing including the skillion addition to the rear.	a d	24248
86 Mills Street (cnr Millswood Crescent) CLARENCE PARK	Dwelling (former Corner Shop and Dwelling); External form, materials and detailing of the 1922-3 former corner shop and dwelling. The garage addition and later alterations are excluded from the listing.	a c d	24148
40 Anzac Highway EVERARD PARK	Dwelling and Office (Beverley - former Flats); External form, materials and detailing of the 1939 former apartment building. Any later additions or alterations are excluded from the listing.	a d	24168
46-48 Anzac Highway EVERARD PARK	Flats (Everard Court) and fence; External form, materials and detailing of the Inter War flats and fence. Any later alterations or additions are excluded from the listing.	a d	3786
78-86 Anzac Highway EVERARD PARK	Shops and Office (former Roxy Cinema); External form, materials and detailing of the 1937 building. Later alterations, including new shopfronts at ground floor level, are excluded from the listing.	a c d f	3787
25 Orchard Avenue EVERARD PARK	Dwelling; External form, materials and detailing of the c1940 dwelling. Any later additions or alterations are excluded from the listing.	e	3902

37 Orchard Avenue EVERARD PARK	Dwelling; External form, materials and detailing of the c1915 dwelling. Any later additions or alterations are excluded from the listing.	d	3903
Charles Street FORESTVILLE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24182
1/41-2/41 Charles Street FORESTVILLE	Attached Dwellings; External form, materials and detailing of this 1883 pair of Victorian asymmetrically fronted dwellings. Any later alterations or additions are excluded from the listing.	a d	24179
43-45 Charles Street FORESTVILLE	Attached Dwellings; External form, materials and detailing of this 1883 pair of Victorian asymmetrically fronted dwellings. Any later alterations or additions are excluded from the listing including the carport addition.	a d	24180
47-49 Charles Street FORESTVILLE	Attached Dwellings; External form, materials and detailing of this 1883 pair of Victorian asymmetrically fronted dwellings. Any later alterations or additions are excluded from the listing including the timber verandah frieze.	a d	24181
Ethel Street FORESTVILLE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24201
34-36 Ethel Street FORESTVILLE	Attached Dwellings; External form, materials and detailing of these 1883 pair of single fronted dwellings. Any later additions or alterations are excluded from the listing.	a d	24202
38-40 Ethel Street FORESTVILLE	Attached Dwellings; External form, materials and detailing of this 1883 pair of single fronted dwellings. Any later additions or alterations are excluded from the listing.	a d	24203
54 Ethel Street FORESTVILLE	Dwelling; External form, materials and detailing of this 1884 single fronted dwelling. Any later alterations or additions are excluded from the listing.	a d	24204
First Avenue FORESTVILLE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24212
67 Leader Street FORESTVILLE	Corner Shop; External form, materials and detailing of the 1885 shop. Any later alterations or additions are excluded from the listing.	a c d	24261
Leah Street FORESTVILLE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24262
1-1A Newman Street FORESTVILLE	Dwelling (former Corner Shop); External form, materials and detailing of the 1899 former corner shop. The attached dwelling and later additions or alterations, including to the verandah, are excluded from the listing.	a c d	24151
Third Avenue FORESTVILLE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24306
Cremorne Street (cnr Windsor Street) FULLARTON	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24190

Cross Street (cnr Windsor Street) FULLARTON	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a d	24194
16 Fern Avenue FULLARTON	Dwelling (Barn Abbey); External form, materials and detailing of the early dwelling. Any later alterations or additions are excluded from the listing.	a d e	3825
Fisher Street (north west corner of intersection with Fullarton Road) FULLARTON	Drinking Fountain; External form, materials and detailing of the drinking fountain	a	3827
80A Fisher Street FULLARTON	Dwelling (Casa Rica); External form, materials and detailing of this c1930 Spanish Mission style dwelling. Any later alterations or additions are excluded from the listing.	a d	3832
84 Fisher Street FULLARTON	Dwelling; External form, materials and detailing of the c1860s dwelling. Any later alterations or additions are excluded from the listing.	a d	3833
99 Fisher Street FULLARTON	Dwelling and fence; External form, materials and detailing of the c1885 dwelling and fence. Any later alterations or additions are excluded from the listing.	a d	3834
39 Florence Street FULLARTON	Welfare Institution (former Dwelling - Burwood); External form, materials and detailing of the 1912 dwelling. Any later additions or alterations are excluded from the listing.	a d	24219
11 Frew Street FULLARTON	Dwelling (Malwood); External form, materials and detailing of the c1850 dwelling. Any later additions or alterations are excluded from the listing.	a d e	3836
13 Frew Street FULLARTON	Dwelling; External form, materials and detailing of the L-shaped c1860s-70s dwelling. Any later additions or alterations are excluded from the listing.	a d e	3837
Fullarton Road (near Fisher Street) FULLARTON	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24224
Wattle Street (cnr Windsor Street) FULLARTON	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24279
Wattle Street (north east corner with Fullarton Road) FULLARTON	Drinking Fountain; External form, materials and detailing of the drinking fountain.	a	4001
21 Wattle Street FULLARTON	Dwelling; External form, materials and detailing of the 1908/1909 dwelling. Any later additions or alterations are excluded from the listing.	a d	26223
27 Wattle Street FULLARTON	Dwelling; External form, materials and detailing of the 1906 dwelling. Any later additions or alterations are excluded from the listing.	a d	26331
31 Wattle Street FULLARTON	Dwelling; External form, materials and detailing of the 1900 dwelling. Any later additions or alterations are excluded from the listing.	a d	26332
55 Wattle Street FULLARTON	Dwelling; External form, materials and details of this 1883 Victorian asymmetrically fronted dwelling. Any later additions or alterations, and verandah alterations, are excluded from the listing.	a d	24281

82 Wattle Street FULLARTON	Church (former St Joseph's Refuge); External form, materials and detailing of the 1900 former St Joseph's Refuge. Any later alterations or additions are excluded from the listing, including the later ramped entry addition to the side and the modern two storey addition to the rear.	a c d	3951
115 Wattle Street FULLARTON	Dwelling (Penrose) and gate posts and gate; External form, materials and detailing of this 1860s Victorian symmetrically fronted dwelling, pedestrian entry gate posts and wrought iron gate. Any later alterations or additions are excluded from the listing.	a d e	3952
137 Wattle Street FULLARTON	Dwelling; External form, materials and detailing of this 1921 Inter War Bungalow dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	a d	24282
1 White Avenue FULLARTON	Dwelling (Vine Villa) and Coach House; External form, materials and detailing of the c1860s dwelling and coach house. Any later additions or alterations are excluded from the listing.	a d e	3957
12 Ada Street GOODWOOD	Flats (former Shop and attached Dwelling); External form, materials and detailing of the 1881 former shop and attached dwelling. Any later alterations or additions are excluded from the listing.	a c d	24165
6 Albert Street GOODWOOD	Dwelling; External form, materials and detailing of this 1907 dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. The later alterations to the verandah are excluded from the listing.	a d	24166
20 Albert Street GOODWOOD	Former Shop and Dwelling; External form, materials and detailing of the former corner shop and attached dwelling. Any later additions or alterations are excluded from the listing, including awning canopy.	a c d	24541
34 Albert Street GOODWOOD	Former Shop and Dwelling (Albert House); External form, materials and detailing of the 1896 former shop and 1882 attached dwelling. Any later additions or alterations are excluded from the listing.	a c d	24542
58 Albert Street GOODWOOD	Former Shop and Dwelling; External form, materials and detailing of the former corner shop and attached dwelling. Any later additions or alterations are excluded from the listing.	a c d	24543
5 Bloomsbury Street GOODWOOD	Dwelling; External form, materials and detailing of the c1910 dwelling, incorporating the verandah form and the roof form associated with the dwelling style. Any later additions or alterations are excluded from the listing.	a d	3800
24 Essex North Street GOODWOOD	Dwelling (Sherburn); External form, materials and detailing of the Edwardian dwelling, incorporating the verandah form and the roof form associated with the dwelling style. Any later additions or alterations are excluded from the listing.	a d	24200
1a Gilbert Street GOODWOOD	Former shop and residence; External form, materials and detailing of the former corner shop and attached dwelling. Any later additions or alterations are excluded from the listing.	a c d	24544

75 Goodwood Road GOODWOOD	Hotel (Goodwood); External form, materials and detailing of the 1878 hotel including the balcony. The later additions and ground floor alterations are excluded from the listing.	a c f	3847
93 Goodwood Road GOODWOOD	Shops; External form, materials and detailing of this pair of 1880's shops including parapet, shopfronts detail and configuration. Any later additions or alterations are excluded from the listing.	a c d	24231
99 Goodwood Road (to rear fronting Florence Street) GOODWOOD	Church,(former Methodist Church); External form, materials and detailing of the 1877 Church. Any later additions and alterations are excluded from the listing.	a c	3849
99 Goodwood Road GOODWOOD	Church, (former Methodist Church); External form, materials and detailing of the 1884 Church. Any later additions or alterations are excluded from the listing.	a c d f	3850
120-124A Goodwood Road GOODWOOD	Shops; External form, materials and detailing of the 1881-3 shops. Any later additions or alterations are excluded from the listing.	a c d	24232
127-129 Goodwood Road GOODWOOD	Shops; External form, materials and detailing of the 1919-1923 shops, including parapet, awning and shopfronts. Any later additions or alterations are excluded from the listing, including those to the rear.	a c d	24233
140 Goodwood Road GOODWOOD	Goodwood Primary School Hall (former Goodwood Baptist Church); External form, materials and detailing of the 1882 church. Any later additions or alterations are excluded from the listing.	a c d f	3851
155 Goodwood Road GOODWOOD	St George the Martyr Anglican Church and Rectory; External form, materials and detailing of the Church and Rectory. Original interior elements of the Church are also significant. Any later additions or alterations are excluded from the listing.	a c d	3856
156 Goodwood Road GOODWOOD	Office (former Police Station); External form, materials and detailing of the 1890s dwelling and 1920s front projecting bay of the building. Any later additions or alterations are excluded from the listing.	a c f	3853
158-160 Goodwood Road GOODWOOD	Church (former Mitchell Memorial Presbyterian Church and Hall); External form, materials and detailing of the 1881 Church including the 1930s alterations, and the 1923 Hall. Any later additions or alterations, including the skillion roof rear addition to the church, are excluded from the listing.	a c d	3854
166 Goodwood Road GOODWOOD	Hall (former Goodwood Institute); External form, materials and detailing of all construction stages of the building should be retained, particularly the Goodwood Road frontage.	a b c f	3855
1/170 Goodwood Road GOODWOOD	Shop (former Anglican Church); External form, materials and detailing of the 1892 former church. Any later additions or alterations are excluded from the listing.	a c d	3852

64-64A King William Road GOODWOOD	Shop and attached former Dwelling; External form, materials and detailing of the 1880s shop and attached former dwelling. Any later additions or alterations are excluded from the listing.	a c d	24251
84-86 King William Road GOODWOOD	Shop, Consulting Room and Office (former Methodist Church and Hall); External form, materials and detailing of the 1880s former church and hall building. The adjacent hall is included in the listing. Any later additions or alterations are excluded from the listing.	a c d f	3872
96 King William Road GOODWOOD	Shops; External form, materials and detailing of the 1897 shops. Any later additions or alterations are excluded from the listing.	a c d	24255
106-108A King William Road GOODWOOD	Shops; External form, materials and detailing of the 1880-1 shops. Any later additions or alterations are excluded from the listing.	a c d	3873
130-132 King William Road GOODWOOD	Shops; External form, materials and detailing of the c1885 shops. The dwelling at the rear, the continuous verandah and any later additions or alterations are excluded from the listing.	a c d	24258
2 Lily Street GOODWOOD	Flats (former Goodwood Technical College); External form, materials and detailing of the 1932 former Technical College. Any later additions or alterations are excluded from the listing.	a d	24265
8 Louisa Street GOODWOOD	Former shop; External form, materials and detailing of the former corner shop and dwelling. Any later additions or alterations, including the 1980s residential section are excluded from the listing.	a c d	24545
19 Railway Terrace South GOODWOOD	Dwelling; External form, materials and detailing of the 1878 dwelling. Any later additions or alterations are excluded from the listing, including verandah.	a c d	3910
24 Rosa Street GOODWOOD	Dwelling (former Salvation Army Citadel); External form, materials and detailing of the 1921 citadel building. Any later additions or alterations are excluded from the listing.	a c d	24298
11 Rushton Street GOODWOOD	Dwelling; External form, materials and detailing of the 1893-4 dwelling. Any later additions or alterations are excluded from the listing.	a d	3915
19 Simpson Parade GOODWOOD	Dwelling; External form, materials and detailing of the c1880s dwelling. Any later additions or alterations are excluded from the listing.	a d	3922
21 Simpson Parade GOODWOOD	Dwelling and fence; External form, materials and detailing of the 1886 dwelling and fence. Any later additions or alterations are excluded from the listing.	a d	3923
Victoria Street (south west corner of intersection with Goodwood Road) GOODWOOD	Drinking Fountain; External form, materials and detailing of the drinking fountain.	a	24277
27 Avenue Road HIGHGATE	Highgate Primary School; External form, materials and detailing of the 1923 school building and 1928 additions. Any later additions or alterations are excluded from the listing.	a c d	3797

9 Cheltenham Street HIGHGATE	Dwelling; External form, materials and detailing of the c1920 dwelling. Any later additions or alterations are excluded from the listing.	a	3802
11-13 Cheltenham Street HIGHGATE	Dwelling (Rosefield); External form, materials and detailing of both the 1840-50s and later sections of the dwelling. Any later additions or alterations are excluded from the listing.	a d	3803
45 Cheltenham Street HIGHGATE	Hall (Former Chapel) Concordia College; External form, materials and detailing of the 1926 hall (former chapel). Any later additions or alterations to these buildings, and the classrooms and administration section are excluded from the listing.	a b d	3970
45 Cheltenham Street HIGHGATE	School Building (Concordia College); External form, materials and detailing of the original 1899 school building and 1920s extension. Any later additions and alterations to these buildings, and the classrooms, are excluded from the listing.	a b c d	3969
499-503 Fullarton Road HIGHGATE	Dwelling; External form, materials and detailing of the 1939/40 Inter-War Mediterranean style dwelling, incorporating the arcaded forms and the predominant roof form associated with the dwelling style. Any later additions or alterations including the fence are excluded from the listing.	a d f	3838
20 Commercial Road HYDE PARK	Dwelling; External form, materials and detailing of the 1883 dwelling. The front fence and gate posts and any later additions or alterations are excluded from the listing.	a d	24186
24 Commercial Road HYDE PARK	Dwelling; External form, materials and detailing of this 1903 dwelling. Any later additions or alterations are excluded from the listing including the skillion roofed addition to the rear.	a d	24187
34 Commercial Road HYDE PARK	Dwelling and fence; External form, materials and detailing of this 1896 dwelling. The front fence is included in the listing. Any later additions or alterations are excluded from the listing including the carport.	a d	24188
55 Commercial Road HYDE PARK	Dwelling; External form, materials and detailing of the c1865 dwelling. Any later additions or alterations are excluded from the listing.	a d	24189
152-154 King William Road HYDE PARK	Shops; External form, materials and detailing of the c1890s shops. Any later additions or alterations are excluded from the listing.	a c d f	3876
187-189 King William Road HYDE PARK	Hotel (Hyde Park); External form, materials and detailing of the 1882 hotel. Any later additions or alterations are excluded from the listing.	a c f	3877
15 Opey Avenue HYDE PARK	Dwelling and fence; External form, materials and detailing of the 1908 dwelling. The cast iron fence is also included in the listing. Any later additions or alterations are excluded from the listing.	a d	3901
68 Opey Avenue HYDE PARK	Dwelling (former Shop and Dwelling); External form, materials and detailing of the 1895 former shop and dwelling. Any later additions or alterations are excluded from the listing.	a c d	24161
2-4 Park Street HYDE PARK	Church (former Church of Christ); External form, materials and detailing of the 1884 Church. Any later additions or alterations are excluded from the listing.	a c d	3906

21-21A Park Street HYDE PARK	Dwelling; External form, materials and detailing of the c1880 dwelling. Any later additions or alterations are excluded from the listing, including lean to carport/shelter to the rear, second storey element to east and roof material.	a d	3907
42 Park Street HYDE PARK	Dwelling; External form, materials and detailing of the 1895 dwelling. Any later additions or alterations are excluded from the listing.	a d	24163
48 Park Street HYDE PARK	Dwelling; External form, materials and detailing of the c1885 dwelling. Any later additions or alterations are excluded from the listing.	a d	3908
54 Park Street HYDE PARK	Dwelling (former Shop and attached Dwelling); External form, materials and detailing of the 1883 former shop and attached dwelling. Any later additions or alterations are excluded from the listing, including the rendered addition to the rear.	a c d	24164
77 Park Street HYDE PARK	Hall (former Druid's Lodge); External form, materials and detailing of the 1901 Druids Lodge building. Any later additions or alterations are excluded from the listing, including curved metal window hoods.	a c d f	3909
298-300 Unley Road HYDE PARK	Shops; External form, materials and detailing of the c1880 shops. Any later additions or alterations are excluded from the listing.	a c d	20894
302-304 Unley Road HYDE PARK	Shops; External form, materials and detailing of the c1880 shops. Any later additions or alterations are excluded from the listing.	a c d	26222
306-308 Unley Road HYDE PARK	Shops; External form, materials and detailing of the c1890 shops. Any later additions or alterations are excluded from the listing.	a c d	3937
310 Unley Road HYDE PARK	Shops; External form, materials and detailing of the c1890 shops. Any later additions or alterations are excluded from the listing.	a c d	3938
312-312a Unley Road HYDE PARK	Shops; External form, materials and detailing of the c1890 shops. Any later additions or alterations are excluded from the listing.	a c d	3939
316-320 Unley Road HYDE PARK	Walford School (former Dwelling - Woodlyn); External form, materials and detailing of the 1873 former dwelling. Any later additions or alterations are excluded from the listing including the adjacent building.	a c d	3940
322 Unley Road HYDE PARK	Shop; External form, materials and detailing of the c1900 shop. Any later additions or alterations are excluded from the listing.	a c d	3941
324 Unley Road HYDE PARK	Shop; External form, materials and detailing of the c1900 shop. Any later additions or alterations are excluded from the listing.	a c d	3942
338 Unley Road HYDE PARK	Walford Junior School and Gates (former Hospital); External form, materials and detailing of the c1890 former dwelling and entrance gates. Any later additions or alterations are excluded from the listing.	a c d	3944

Anzac Highway (Outside Keswick Barracks) KESWICK	Mileage Post; External form, materials and detailing and specific location of the mileage post.	a	3785
12-13/ 242 Cross Road KINGS PARK	Dwelling (Glenavalin); External form, materials and detailing of the 1922 dwelling. Any later alterations or additions are excluded from the listing.	a d	24191
315-319 Goodwood Road KINGS PARK	Shops; External form, materials and detailing of these 1923 shops including parapet, awning and shopfronts. Any later additions or alterations to shopfronts are excluded from the listing.	a c d	24236
23 Valmai Avenue KINGS PARK	Church (former Vardon Memorial Congregational Church); External form, materials and detailing of the 1914 church. Any later additions or alterations are excluded from the listing.	a c d	3945
37 Austral Terrace MALVERN	Dwelling; External form, materials and detailing of the 1908 Edwardian/Federation dwelling. Any later alterations or additions are excluded from the listing.	a d	24169
41 Austral Terrace MALVERN	Dwelling and fence; External form, materials and detailing of the c1920s Inter-War Tudor revival style dwelling, including the fence to Austral Terrace. Any later alterations or additions including the attached garage are excluded from the listing.	a d	3793
47 Austral Terrace MALVERN	Dwelling and hedge; External form, materials and detailing of this Edwardian dwelling, including the hedge to Austral Terrace. Any later alterations or additions, including the later carport and verandah alterations, are excluded from the listing.	a d	3794
50 Austral Terrace MALVERN	Dwelling and hedge; External form, materials and detailing of this c1890s late Victorian transitional dwelling, including the tower, verandah and roof form associated with the dwelling style and including the hedge to Austral Terrace. Any later additions or alterations are excluded from the listing.	a d	3795
54 Clifton Street MALVERN	Dwelling (Wilcolo) and fence; External form, materials and detailing of this 1912 Edwardian dwelling, including the fence to Clifton Street. Any later alterations or additions including the carport addition are excluded from the listing.	a d	24184
56 Clifton Street MALVERN	Dwelling; External form, materials and detailing of this 1910 Edwardian dwelling. Any later alterations or addition are excluded from the listing.	a d	24185
72 Clifton Street MALVERN	Dwelling (former Kyre College); External form, materials and detailing of this c1895 Victorian asymmetrically fronted dwelling. Any later additions or alterations are excluded from the listing.	a d	3804
107-109 Cremorne Street MALVERN	Attached Dwellings; External form, materials and detailing of this c1880 Victorian pair of single fronted dwellings. Any later additions or alterations are excluded from the listing.	a d	3807

158 Cross Road MALVERN	Dwelling (Burgess House); External form, materials and detailing of this 1888 two storey Victorian symmetrically fronted dwelling. The later additions and alterations are excluded from the listing.	a d	24192
170 Cross Road MALVERN	Dwelling; External form, materials and detailing of this 1899 Federation/Edwardian dwelling. Any later additions or alterations are excluded from the listing.	a d	3812
174 Cross Road MALVERN	Dwelling (Longer Crendon) and fence; External form, materials and detailing of this 1900 Federation/Edwardian dwelling. The front fence railing is included in the listing. Any later additions or alterations are excluded from the listing.	a d	3813
176 Cross Road MALVERN	Dwelling and fence; External form, materials and detailing of the c1930 dwelling. The front fence is included in the listing. Any later additions or alterations are excluded from the listing.	a d	3814
3 Dover Street MALVERN	Dwelling; External form, materials and detailing of the 1916 dwelling. Any later additions or alterations, including the carport, are excluded from the listing.	a d e	3815
68 Dover Street MALVERN	Dwelling; External form, materials and detailing of the 1913 dwelling. Any later additions or alterations are excluded from the listing.	a d	3816
50-54 Duthy Street MALVERN	Shops (former Shops and Dwelling); External form, materials and detailing of this 1910 former pair of shops and attached dwelling. Any later additions or alterations are excluded from the listing.	a c d	24197
84-92 Duthy Street MALVERN	Shops; External form, materials and detailing of the 1922 shops. Any later additions or alterations are excluded from the listing.	a c d	24198
48 Eton Street MALVERN	Dwelling; External form, materials and detailing of this 1885 Victorian asymmetrically fronted dwelling. Any later additions or alterations are excluded from the listing.	a d	24205
50 Eton Street MALVERN	Dwelling and fence; External form, materials and detailing of this 1895 dwelling. The railings to the fence are included in the listing. Any later additions or alterations are excluded from the listing.	a d	3823
52 Eton Street MALVERN	Dwelling; External form, materials and detailing of the 1893 Edwardian/Federation dwelling. The front fence and any later additions or alterations are excluded from the listing.	a d	24206
54 Eton Street MALVERN	Dwelling; External form, materials and detailing of this 1890 dwelling. Any later additions or alterations, including the rear addition, are excluded from the listing.	a d	3824
62 Eton Street MALVERN	Dwelling; External form, materials and detailing of this 1886 Victorian dwelling. Any later additions or alterations are excluded from the listing.	a d	24207

182 Fisher Street MALVERN	Dwelling; External form, materials and detailing of this 1884 Victorian asymmetrically fronted dwelling. The front fence, carport addition and any later additions or alterations are excluded from the listing.	a d	24215
184 Fisher Street MALVERN	Dwelling and fence; External form, materials and detailing of this 1883 Victorian asymmetrically fronted dwelling, including the front fence. Any later additions or alterations are excluded from the listing including the carport addition.	a d	24216
186 Fisher Street MALVERN	Dwelling; External form, materials and detailing of this 1883 Victorian asymmetrically fronted dwelling. The front fence, carport addition and any later alterations or additions are excluded from the listing.	a d	24217
188 Fisher Street MALVERN	Dwelling and fence; External form, materials and detailing of this 1885-6 Victorian asymmetrically fronted dwelling, including the front fence. Any later additions or alterations are excluded from the listing, including the carport addition.	a d	24218
202-202A Fisher Street MALVERN	Dwellings (former Collegiate School for Malvern Girls); External form, materials and detailing of the 1894 dwelling and former school. Any later additions or alterations are excluded from the listing.	a c	3835
33 Marlborough Street MALVERN	Dwelling (Skye); External form, materials and detailing of the 1917 Edwardian dwelling, including the verandah and roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	a d	24140
36 Marlborough Street MALVERN	Dwelling and fence; External form, materials and detailing of the 1899 Edwardian dwelling, including the verandah and roof form and front fence. Any later additions or alterations are excluded from the listing.	a d	24141
44 Marlborough Street MALVERN	Church (former Wesleyan Methodist Centenary Church); External form, materials and detailing of the 1891-1912 church building. Any later additions or alterations are excluded from the listing.	a c d f	3882
44 Marlborough Street MALVERN	Church Hall (former Malvern Wesleyan Sunday School); External form, materials and detailing of the 1899 Sunday School Building. Any later additions or alterations, including the concrete framed entry, are excluded from the listing.	a c d	26334
158-160 Wattle Street MALVERN	Attached Dwellings; External form, materials and detailing of this pair of c1890 asymmetrically fronted dwellings. Any later additions or alterations are excluded from the listing.	a d	3953
176 Wattle Street MALVERN	Church and Bible College of South Australia (former Dwelling) and fence; External form, materials and detailing of this two storey c1880 symmetrically fronted dwelling, and the front fence. Any later additions or alterations, and extensions to the side and rear of the former dwelling, are excluded from the listing.	a d	3954

222 Wattle Street MALVERN	Unley Primary School; External form materials and detailing of the two main school buildings and the small stone cottage to the west. Any later additions or alterations are excluded from the listing.	a c d	3955
1-4/ 224 Wattle Street MALVERN	Flats (former Dwelling) and fence; External form, materials and detailing of this two storey 1884-90 Victorian dwelling and original cast iron spears to front fence. Any later alterations or additions are excluded from the listing.	a d	3956
Avenue Street MILLSWOOD	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24171
10 Avenue Street MILLSWOOD	Dwelling - (Heathcote); External form, materials and detailing of this c1890 Edwardian dwelling. Any later additions or alterations are excluded from the listing.	a d e	3796
23 Avenue Street MILLSWOOD	Dwelling; External form, materials and detailing of this 1900 Edwardian dwelling. Any later additions or alterations are excluded from the listing.	a d	24173
26 Avenue Street MILLSWOOD	Dwelling; External form, materials and detailing of this 1901 Edwardian dwelling. Any later additions or alterations are excluded from the listing.	a d	24174
37 Avenue Street MILLSWOOD	Dwelling; External form, materials and detailing of this 1901 Edwardian dwelling. Any later additions or alterations are excluded from the listing.	a d	24175
3 Eva Street MILLSWOOD	Dwelling; External form, materials and detailing of this 1901 Edwardian dwelling. Any later additions or alterations are excluded from the listing.	a d	24209
178, 180 & 180A Goodwood Road MILLSWOOD	Dwelling and fence; External form, materials and detailing of the 1939 block of flats, including front fence, post support balconies, rendered walls with glazed brick trim and both timber and metal framed windows. Any later additions or alterations are excluded from the listing.	a d	25522
190 Goodwood Road MILLSWOOD	Shops; External form, materials and detailing of the 1934 shops, including verandah awning, shopfronts and recessed entry doors. Any later additions or alterations are excluded from the listing.	a c d	24238
4 Malcolm Street MILLSWOOD	Flats (Millswood Apartments - Rogart); External form, materials and detailing of the c1940s apartments. Any later additions or alterations are excluded from the listing.	a d	3881
Mitchell Street MILLSWOOD	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24149
29 Wood Street MILLSWOOD	Dwelling; External form, materials and detailing of the 1914 Edwardian/Federation dwelling. Any later additions or alterations are excluded from the listing.	a d	24286
13 Wooldridge Avenue MILLSWOOD	Dwelling (Bella Vista) outbuilding, gate pillars and gates; External form, materials and detailing of this 1862 Victorian dwelling. The outbuilding, fence base, gate pillars and gates	a d e	3958

	are included in the listing. Any later additions or alterations, including the skillion roof carport, are excluded from the listing.		
18 Cross Road MYRTLE BANK	Lourdes Valley Retirement Home; External form, materials and detailing of the 1915 three storey building. Any later alterations or additions are excluded from the listing.	a f	3808
24 Cross Road MYRTLE BANK	Dwelling; External form, materials and detailing of the 1893 two storey dwelling. The glazed gazebo and any later alterations or additions are excluded from the listing.	a d	3809
Ferguson Avenue MYRTLE BANK	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24210
22A Ferguson Avenue MYRTLE BANK	Dwelling (former Stables); External form, materials and detailing of the c1875 former stables building. Any later alterations or additions are excluded from the listing.	a d	3826
1 Fisher Street MYRTLE BANK	Baptist Church; External form, materials and detailing of the 1883 Baptist Church. Any later alterations or additions are excluded from the listing.	a c d	24214
3 Fisher Street MYRTLE BANK	Austism SA Education and Support Centre (former Dwelling) and fence; External form, materials and detailing of the former c1865 dwelling. The listing also includes the front fence. Any later alterations or additions are excluded from the listing.	a d	3828
5 Fisher Street MYRTLE BANK	Glen Osmond Primary School and former coach house; External form materials and detailing of the 1877 main school building, and the c1865 former 'coach house' at the rear. Any later alterations or additions are excluded from the listing..	a c d	3829
23 Fisher Street MYRTLE BANK	Dwelling; External form, materials and detailing of the c1930 dwelling. Any later alterations or additions are excluded from the listing.	d	3830
35 Fisher Street MYRTLE BANK	Dwelling (Sedgeford); External form, materials and detailing of the c1885 dwelling. The later addition and any alterations are excluded from the listing.	d	3831
Glen Osmond Road (cnr Barr Smith Avenue) MYRTLE BANK	War Memorial - Ridge Park; External form, materials and detailing of the c1919 War Memorial should be retained, including all memorial plaques.	a e f	3843
22 Rossington Avenue MYRTLE BANK	Dwelling (Waverly); External form, materials and detailing of the 1870 dwelling. Any later alterations or additions are excluded from the listing.	a d	3913
40-54 Alfred Street PARKSIDE	Attached Dwellings; External form, materials and detailing of this c1860s row of dwellings, incorporating the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	a d	3783
Blyth Street (cnr Windsor Street) PARKSIDE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24177
5 Clyde Street PARKSIDE	Dwelling (Zeehan); External form, materials and detailing of the c1885 dwelling. Any later alterations or additions are excluded from the listing.	a d	3805

9 Clyde Street PARKSIDE	Dwelling; External form, materials and detailing of the 1880-81 dwelling. Any later alterations or additions are excluded from the listing including the skillion roof addition.	a d	3806
Foster Street (cnr Windsor Street) PARKSIDE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24222
George Street PARKSIDE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24226
2-4 George Street PARKSIDE	Attached Dwellings; External form, materials and detailing of the 1892-1893 pair of dwellings. Any later alterations or additions are excluded from the listing.	a d e	3839
10-12 George Street PARKSIDE	Attached Dwellings; External form, materials and detailing of the 1870 Victorian pair of two storey dwellings. Any later alterations or additions are excluded from the listing.	a d e	3840
96 Glen Osmond Road PARKSIDE	Shops(former Institute); External form, materials and detailing of the c1902 former Institute and 1908 additions. Any later additions or alterations are excluded from the listing.	a c d	3841
110-114 Glen Osmond Road (at rear near Macklin Street) PARKSIDE	St Raphael's School; External form, materials and detailing of the 1899 school building. Any later additions or alterations are excluded from the listing.	a c d	24229
142 Glen Osmond Road PARKSIDE	Hotel (Fountain Inn); External form, materials and detailing of the c1870 two storey building. Later additions and alterations, including the two storey addition to the north and the verandah, and the first floor window hoods, are excluded from the listing.	a c d f	3842
163A-164 Greenhill Road PARKSIDE	Office (Meaghey House); External form, materials and detailing of the Post-War Georgian revival style dwelling. Any later alterations or additions are excluded from the listing.	a d	3860
Hill Street (cnr Windsor Street) PARKSIDE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24245
36 Hill Street PARKSIDE	Dwelling; External form, materials and detailing of the c1890s dwelling. Any later additions or alterations are not included in the listing.	a d	3865
8 Jaffrey Street PARKSIDE	Dwelling; External form, materials and detailing of this 1879 two storey Victorian symmetrically fronted dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later additions or alterations are not included in the listing.	a d	24247
18-36 Kenilworth Road PARKSIDE	Attached Dwellings; External form, materials and detailing of this c1880 Victorian row of dwellings with converted corner shop. Any later additions or alterations (such as the later porches which have been added to 26-36) are excluded from the listing.	a d	3867
85 Leicester Street PARKSIDE	Hotel (Earl of Leicester); External form, materials and detailing of the 1886 hotel. Any later additions or alterations are excluded from the listing, including the later additions to the rear and sides.	a c d f	3878

12 Montpelier Street PARKSIDE	Dwelling; External form, materials and detailing of the c1860s dwelling. Any later additions or alterations are excluded from the listing including the side carport addition and rear addition.	a d	3889
13 Montpelier Street PARKSIDE	Dwelling and fence; External form, materials and detailing of the 1909 dwelling and fence. Any later additions or alterations are excluded from the listing.	a d	3890
17 Montpelier Street PARKSIDE	Dwelling; External form, materials and detailing of the 1893 dwelling. Any later additions or alterations are excluded from the listing.	a d	24150
21 Montpelier Street PARKSIDE	Dwelling; External form, materials and detailing of the 1892 dwelling. The later additions to the rear are excluded from the listing.	a d	3891
42-44 Porter Street PARKSIDE	Dwellings (former Corner Shop and attached Dwelling); External form, materials and detailing of this 1896 former shop and attached dwelling. Any later alterations or additions are excluded from the listing.	a c d	24295
48 Porter Street PARKSIDE	Dwelling; External form, materials and detailing of the 1880 former corner shop and attached dwelling. Any later additions or alterations are excluded from the listing.	a d	25676
12 Robsart Street PARKSIDE	Parkside Primary School; External form, materials and detailing of the 1886 Parkside Primary School and 1926 alterations. Any later additions or alterations, including the front porch and corrugated iron addition, are excluded from the listing.	a c d	3911
31 Robsart Street PARKSIDE	Dwelling; External form, materials and detailing of this 1911 Edwardian masonry dwelling. Any later alterations or additions are excluded from the listing including the verandah alterations and additions.	a d e	24296
73 Robsart Street PARKSIDE	Dwelling; External form, materials and detailing of this 1892 late Victorian dwelling. Any later additions or alterations are excluded from the listing.	a d	24297
Scott Street (cnr Windsor Street) PARKSIDE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24303
24 Scott Street PARKSIDE	Dwelling (Mayville); External form, materials and detailing of the 1896 Edwardian/Federation dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	a d	24304
5 St. Ann's Place PARKSIDE	St Oswald's Anglican Church; External form, materials and detailing of the 1902 St Oswald's Anglican Church. Any later additions or alterations are excluded from the listing (including later glazed link).	a c d f	3998
35-39 St. Ann's Place PARKSIDE	Attached Dwellings; External form, materials and detailing of the c1865 early Victorian row of dwellings, incorporating the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	a d	3921

11 St. Anns Place PARKSIDE	Dwelling; External form, materials and detailing of the early Victorian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	a d	25187
13 St. Anns Place PARKSIDE	Dwelling; External form, materials and detailing of the early Victorian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	a d	24321
2/ 15 St. Anns Place PARKSIDE	Dwelling; External form, materials and detailing of the early Victorian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	a d	25188
1/ 17 St. Anns Place PARKSIDE	Dwelling; External form, materials and detailing of the early Victorian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	a d	24322
2/ 19 St. Anns Place PARKSIDE	Dwelling; External form, materials and detailing of the early Victorian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	a d	25189
1/ 21 St. Anns Place PARKSIDE	Dwelling; External form, materials and detailing of the early Victorian dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later alterations or additions are excluded from the listing.	a d	24323
41-43 Unley Road PARKSIDE	Corner Shop; External form, materials and detailing of the 1887 shop, and shopfront. The attached dwelling to the north and any later additions or alterations are excluded from the listing.	a c d	24312
67 Unley Road PARKSIDE	Shop and former Dwelling; External form, materials and detailing of the 1916 shop, shopfront and former attached dwelling. Any later alterations or additions are excluded from the listing.	a c d	24313
69-71 Unley Road PARKSIDE	Shop and former Dwelling; External form, materials and detailing of the c1870s shop, shopfront and attached earlier former dwelling. Any later alterations or additions are excluded from the listing.	a c d	24314
Wallis Street (cnr Windsor Street) PARKSIDE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24278
Wilkinson Road (cnr Windsor Street) PARKSIDE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24283
15 Wilkinson Road PARKSIDE	Dwelling (former Shop and attached Dwelling - St Venant); External form, materials and detailing of the 1915-6 former shop and attached dwelling. Any later alterations or additions are excluded from the listing.	a c d	24284

Windsor Street (Henry Codd Reserve) PARKSIDE	Bridge Balustrades; External form, materials and detailing of the balustrade of the bridge.	a	24285
11-13 Young Street PARKSIDE	St Raphael's Church; External form, materials and detailing of the 1905 Church and 1916 nave and front façade extension. Includes the brick retaining wall gardens. Any alterations or additions are excluded from the listing, including the later side addition to the rear.	a c d f	3959
12 Young Street PARKSIDE	St. Raphael's Church Hall; External form, materials and detailing of the 1885 Hall. The later gabled porch brick retaining wall gardens and later side addition to the rear or alterations are excluded from the listing.	a c	3960
100 Young Street PARKSIDE	Baptist Church Hall; External form, materials and detailing of the 1883 Baptist Church Hall. The later front porch and brick addition to the rear are excluded from the listing.	a c d	3962
100 Young Street PARKSIDE	Baptist Church; External form, materials and detailing of the Church 1880-1920. Any later extensions or alterations are excluded from the listing.	a c d f	3961
101 Young Street PARKSIDE	Dwelling; External form, materials and detailing of the 1896 dwelling. Any later additions or alterations are excluded from the listing.	a d	24288
107 Young Street PARKSIDE	Shop and Attached Dwelling; External form, materials and detailing of the c1900 shop and attached dwelling. Any later alterations or additions are excluded from the listing.	a c d f	3963
152 Young Street 46 Porter Street PARKSIDE	St Ann's Church (and Halls); External form, materials and detailing of the 1878 Church (152 Young Street) and later halls (46 Porter Street). Any later alterations or additions are excluded from the listing.	a c f	3964
154-156 Young Street PARKSIDE	Semi-detached Dwellings; External form, materials and detailing of this 1878 pair of single fronted dwellings. Any later additions or alterations are excluded from the listing.	a d	24289
158 Young Street PARKSIDE	Dwelling; External form, materials and detailing of this Victorian symmetrically fronted dwelling, incorporating the verandah form and the predominant roof form associated with the dwelling style. Any later additions or alterations are excluded from the listing.	a e	3965
22-24 Arthur Street UNLEY	Masonic Hall; External form, materials and detailing of the 1926 lodge building. Any later additions or alterations are excluded from the listing.	a c d f	3790
29 Arthur Street UNLEY	RSL Hall (former Methodist Church); External form, materials and detailing of the 1850-1 former church building. Any later additions or alterations are excluded from the listing.	a c d	3791
29 Arthur Street UNLEY	RSL Office (former Church Hall); External form, materials and detailing of the 1855 former hall. Any later additions or alterations are excluded from the listing.	a c d	3792
8-14 Duthy Street (cnr Frederick Street) UNLEY	Shops; External form, materials and detailing of the c1915 shops. Any later additions or alterations are excluded from the listing.	a c d f	3817
19-31 Duthy Street (cnr Fairford Street) UNLEY	Shops; External form, materials and detailing of the c1920 shops. Any later additions or alterations are excluded from the listing.	a c d	24196

80-82 Edmund Avenue UNLEY	Unley Museum (former Unley Fire Station); External form, materials and detailing of the 1898 former fire station including the face stone walls, brick detailing, window openings and roof form. Any later additions or alterations are excluded from the listing.	a c d	3820
79-85 Edmund Avenue (81) UNLEY	Office (former Police Station); External form, materials and detailing of the c1890 former dwelling building. Any later additions or alterations are excluded from the listing.	a c d	3821
79-85 Edmund Avenue (83) UNLEY	Office (former Court House); External form, materials and detailing of the 1925 former court house. Any later additions or alterations are excluded from the listing.	a c d	3822
135 Greenhill Road UNLEY	Offices; External form, materials and detailing of the 1906 building. Any later additions or alterations are excluded from the listing.	a c d	3859
23 Hart Avenue UNLEY	Dwelling; External form, materials and detailing of the 1911 dwelling. Any later additions or alterations are excluded from the listing.	a d	24243
43 Hart Avenue UNLEY	Dwelling; External form, materials and detailing of the 1885 dwelling. Any later additions or alterations are excluded from the listing.	a d	25677
2 Hughes Street UNLEY	Dwelling (former Presbyterian Church); External form, materials and detailing of the 1913 former church building including the face red brick walls, window openings and roof form. Any later additions or alterations are excluded from the listing.	a c d	3866
35 Hughes Street UNLEY	Dwelling; External form, materials and detailing of the 1910/1911 dwelling. Any later additions or alterations are excluded from the listing.	a d	26047
50 Hughes Street UNLEY	Dwelling; External form, materials and detailing of the 1908 dwelling. Any later additions or alterations are excluded from the listing.	a d	24246
51 King William Road UNLEY	Non-residential Club (former Dwelling - Mawson); External form, materials and detailing of 1909 former dwelling. Any later additions or alterations are excluded from the listing.	a d	3870
67 King William Road UNLEY	Office (former Dwelling); External form, materials and detailing of the c1908 former dwelling. Any later additions or alterations are excluded from the listing.	a d	3871
69 King William Road UNLEY	Office (former Dwelling); External form, materials and detailing of the 1908 former dwelling. Any later additions or alterations are excluded from the listing.	d	24253
113-119 King William Road UNLEY	Shops; External form, materials and detailing of the 1910 shops at 113, 115 and 117 King William Road. Any later additions or alterations are excluded from the listing.	a c d	24257
133 King William Road UNLEY	Office (former Dwelling); External form, materials and detailing of the 1913 former dwelling. Any later additions or alterations are excluded from the listing.	a d	24259
57 Marion Street UNLEY	Dwelling; External form, materials and detailing of the 1897 dwelling. The timber framed carport on the side of the dwelling and any later additions or alterations are excluded from the listing.	a d	24266

78 Marion Street UNLEY	Dwelling; External form, materials and detailing, particularly the decorative elements, of the 1894 dwelling. Any later additions or alterations are excluded from the listing.	a d e	24139
74 Mary Street UNLEY	Office (former Dwelling); External form, materials and detailing of this c1880 dwelling. Any later additions or alterations are excluded from the listing.	a d	3884
75 Mary Street UNLEY	Dwelling; External form, materials and detailing of the c1850 dwelling. Any later additions or alterations are excluded from the listing.	a	3885
97 Maud Street (rear of 70 Marion Street) UNLEY	Salvation Army Hall; External form, materials and detailing of the 1904 brick hall building. Any later additions or alterations are excluded from the listing.	a c d	24143
6 McGowan Avenue UNLEY	Dwelling (Fairford House - former School); External form, materials and detailing of the c1910 dwelling. Any later additions or alterations are excluded from the listing.	a c	3886
33 Miller Street UNLEY	Dwelling and fence; External form, materials and detailing of the 1884 dwelling. The fence is also included in the listing. Any later additions or alterations are excluded from the listing including the later carport addition.	a d	24144
35 Miller Street UNLEY	Dwelling and fence; External form, materials and detailing of the 1884 dwelling. The fence is also included in the listing. Any later additions or alterations are excluded from the listing.	a d	24145
37 Miller Street UNLEY	Dwelling and fence; External form, materials and detailing of the 1885 dwelling. The fence is also included in the listing. Any later additions or alterations are excluded from the listing.	a d	24146
41 Miller Street UNLEY	Dwelling and fence; External form, materials and detailing of the 1887 dwelling. The fence is also included in the listing. Any later additions or alterations are excluded from the listing.	a d	24147
Oxford Terrace (part of 181 Unley Road) UNLEY	Bomb Shelter; External form, materials and detailing of the bomb shelter.	a	3905
Oxford Terrace (part of 181 Unley Road) UNLEY	Unley Town Hall; External form, materials and detailing of the 1907 town hall including the face stonework, window openings and overall massing. Also includes original interior ceiling and mezzanine seating. Any later additions or alterations are excluded from the listing.	a c d	3904
50 Oxford Terrace UNLEY	Church of St Spyridon and fence; External form, materials and detailing of the 1970 Church. Any later additions or alterations are excluded from the listing.	a c d	24162
6 Palmerston Road UNLEY	Dwelling; External form, materials and detailing of the 1909-10 dwelling. Original internal plasterwork to main hall and main front rooms. Any later additions or alterations are excluded from the listing.	a d e	25678
8 Palmerston Road UNLEY	Dwelling; External form, materials and detailing of the 1912 dwelling. Any later additions or alterations are excluded from the listing.	a d	25679
10 Palmerston Road UNLEY	Dwelling; External form, materials and detailing of the 1911 dwelling. Original internal plasterwork to main hall and main front rooms. Any later additions or alterations are excluded from the listing.	a d e	25680

Rugby Street (behind 81 Frederick Street) UNLEY	Congregational Church; External form, materials and detailing of the 1892 simple church including the masonry walls, window openings and roof form. Any later additions or alterations are excluded from the listing.	a c d	3914
14 Salisbury Street UNLEY	Dwelling, fence and gate; External form, materials and detailing of the 1899 dwelling. The later verandah and any later additions or alterations are excluded from the listing.	a d	24301
10 Thomas Street UNLEY	Flats (former Dwelling - Mornington); External form, materials and detailing of the 1872 former dwelling. Any later additions or alterations are excluded from the listing.	a d e	3924
63-65 Thomas Street UNLEY	Flats and fence; External form, materials and detailing of the four single storey dwellings and front brick fence. Any later additions or alterations are excluded from the listing.	a d	24307
Trimmer Terrace UNLEY	Unley Oval (McKay Grandstand, Sturt Lawn Tennis Club and entrance gate, and Sturt Bowling Club and entrance gate); External form, materials and detailing of the Unley Oval and its associated structures. Any later additions or alterations are excluded from the listing.	a c d f	3968
62 Unley Road UNLEY	Shops; External form, materials and detailing of the c1885 pair of shops. Any later additions or alterations are excluded from the listing.	a c d	3927
105-109 Unley Road UNLEY	Shops (and former attached dwelling); External form, materials and detailing of the shops tiled shopfronts with recessed entries, verandah and attached rear dwelling. Any later alterations or additions are excluded from the listing.	a c d	24315
111-113 Unley Road UNLEY	Shops; External form, materials and detailing of the 1899 pair of shops, including ornate parapet and shopfront configuration. Changes to the shopfronts and any later additions or alterations are excluded from the listing.	a c d	24316
123 Unley Road UNLEY	Bank (ANZ); External form, materials and detailing of the 1880s building. Any later additions or alterations are excluded from the listing.	a f	3928
129-133 Unley Road UNLEY	Shops; External form, materials and detailing of the 1900 shops, including ornate parapet and timber shopfronts. Any later additions or alterations are excluded from the listing.	a c d	24317
137-141 Unley Road UNLEY	Shops; External form, materials and detailing of the 1901 shops, including original parapet and shopfront details. Any later additions or alterations are excluded from the listing.	a c d	24318
165 Unley Road UNLEY	Bank (former Savings Bank); External form, materials and detailing of the 1913 building. Any later additions or alterations are excluded from the listing.	a c d f	3929
181 Unley Road UNLEY	Drinking Fountain; External form, materials and detailing of the 1904 cast iron canopy of the drinking fountain.	d	3931
181 Unley Road UNLEY	Library (former Unley Council Chambers); External form, materials and detailing of the 1880 building and 1907 extension. Any later additions or alterations are excluded from the listing.	a c d f	3930

187 Unley Road UNLEY	Uniting Church and Hall; External form, materials and detailing of the 1898 Church, and the 1903 Hall. The recent brick addition and any later additions or alterations are excluded from the listing.	a c d	3932
189 Unley Road UNLEY	Office (former Dwelling and attached Shop); External form, materials and detailing of the 1899 dwelling and attached shop, including shopfront details and configuration. Any later additions or alterations are excluded from the listing.	a c d	24270
190 Unley Road UNLEY	Shop; External form, materials and detailing of the 1865 bakery and 1880s two storey shop. Any later additions or alterations are excluded from the listing.	a c d	3933
201 Unley Road UNLEY	Institute; External form, materials and detailing of the 1907 building. Any later additions or alterations are excluded from the listing.	a c d	3934
203 Unley Road UNLEY	Shop; External form, materials and detailing of the 1924 shop including parapet and shopfront details and configuration. Any later additions or alterations are excluded from the listing.	a c d	24271
205 Unley Road UNLEY	Shop; External form, materials and detailing of the 1913 shop, including parapet and shopfront details and configuration. Any later additions or alterations are excluded from the listing.	a c d	24272
209 Unley Road UNLEY	Hotel (Cremorne); External form, materials and detailing of the 1925 building. Any later additions or alterations are excluded from the listing.	a c d f	24273
232 Unley Road UNLEY	Office (former National Bank); External form, materials and detailing of the 1926 building. Any later additions or alterations are excluded from the listing.	a c d f	3936
1-3/ 6-10 Windsor Street UNLEY	Offices and House(former Shops); External form, materials and detailing of the c1923 shop buildings. Any later additions or alterations, including the recent roof extension to the southern office, are excluded from the listing.	a c d	26224
183-193 Young Street UNLEY	Attached Dwellings; External form, materials and detailing of the 1884 row of dwellings. Any later additions or alterations are excluded from the listing including the infilled verandah to 187.	a d	3966
1 Bellevue Place UNLEY PARK	Baptist Church; External form, materials and detailing of the 1917 Baptist Church. Any later alterations or additions are excluded from the listing.	a c d f	3799
1 George Street UNLEY PARK	Dwelling; External form, materials and detailing of the c1870 dwelling. Any later additions or alterations are excluded from the listing.	a d	24227
30 Grove Street UNLEY PARK	Dwelling and fence; External form, materials and detailing of this c1880 Victorian asymmetrically fronted dwelling. The listing also includes the cast iron railing and masonry base course of front fence, and pillars and front gates. Any later additions or alterations are excluded from the listing.	a d	3861

34 Grove Street UNLEY PARK	Dwelling and fence; External form, materials and detailing of the c1885 dwelling. The cast iron front fence is included in the listing. Any later alterations or additions are excluded from the listing.	a d	3862
35 Grove Street UNLEY PARK	Dwelling (Woodspring); External form, materials and detailing of this c1870 Victorian asymmetrically fronted dwelling. Any later additions or alterations are excluded from the listing.	a b e	3863
23 High Street UNLEY PARK	Dwelling; External form, materials and detailing of the 1881 dwelling. Any later alterations or additions are excluded from the listing.	a d	24244
25 High Street UNLEY PARK	Dwelling (Dolling Court); External form, materials and detailing of the c1895 dwelling. Any later alterations or additions such as the stair to the rear of the building are excluded from the listing.	a d	3864
2 Miegunyah Avenue (75 Northgate Street) UNLEY PARK	Dwelling (Miegunyah); External form, materials and detailing of the c1895 dwelling. Any later alterations or additions, such as the stair to the rear of the building, are excluded from the listing.	a d	3887
1 Northgate Street UNLEY PARK	Baptist Church; External form, materials and detailing of the 1903-1918 church. The side extension and any later alterations or additions are excluded from the listing.	a c d f	3893
8 Northgate Street UNLEY PARK	Unley Park Bowling Club; External form, materials and detailing of the 1924 Bowling clubhouse. The later lean-to air-conditioning enclosure to the east as well as any other later additions or alterations are excluded from the listing.	a b d	3894
64 Northgate Street UNLEY PARK	Dwelling; External form, materials and detailing of the c1910-15 dwelling. Any later additions or alterations are excluded from the listing.	a d	24152
66 Northgate Street UNLEY PARK	Dwelling; External form, materials and detailing of the c1910 dwelling. Any later additions or alterations are excluded from the listing.	a d	24153
76 Northgate Street UNLEY PARK	Dwelling (Eringa), outbuildings, fence and gates; External form, materials and detailing of the dwelling. The outbuildings and front fence and gates are included in the listing. Later alterations or additions, including the later ivy covered porch to the front elevation, are excluded from the listing.	a d e	3896
79 Northgate Street UNLEY PARK	Dwelling; External form, materials and detailing of the c1890's dwelling. Any later additions or alterations are excluded from the listing.	a d	24158
80 Northgate Street UNLEY PARK	Dwelling; External form, materials and detailing of the dwelling. Any later additions or alterations are excluded from the listing.	a	24159
81 Northgate Street UNLEY PARK	Dwelling (Galloway); External form, materials and detailing of the c1900 Edwardian/Federation dwelling. Any later additions or alterations are excluded from the listing.	a d	3897

82 Northgate Street UNLEY PARK	Dwelling and fence; External form, materials and detailing of this c1880 Victorian asymmetrically fronted dwelling. Any later additions or alterations are excluded from the listing.	a d	3898
84 Northgate Street UNLEY PARK	Dwelling (former Burleigh College) and fence; External form, materials and detailing of this c1880 Victorian dwelling and associated front fence. Any later additions or alterations are excluded from the listing.	a c d	3899
87 Northgate Street UNLEY PARK	Dwelling; External form, materials and detailing of the Inter-War Bungalow dwelling. Any later additions or alterations are excluded from the listing.	a d	3900
2A Rutland Avenue UNLEY PARK	Dwelling; External form, materials and detailing of the c1900 Edwardian/Federation dwelling. Any later additions or alterations including the single storey addition to the west of the dwelling are excluded from the listing.	a d	3916
4 Thornber Street UNLEY PARK	Dwelling (former Kyre College); External form, materials and detailing of this 1903 former school. Any later additions or alterations, including the carport extension, are excluded from the listing.	a c d	3926
Victoria Avenue UNLEY PARK	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24274
6 Victoria Avenue UNLEY PARK	Dwelling and gates; External form, materials and detailing of the c1900 dwelling and front driveway gates. Any later additions or alterations are excluded from the listing.	a d	3946
8 Victoria Avenue UNLEY PARK	Dwelling and fence; External form, materials and detailing of the c1865 dwelling. The brick pillars and stone base of the original front fence are included in the listing. Any later additions or alterations are excluded from the listing including the awning fittings over front bay windows.	a d	3947
14 Victoria Avenue UNLEY PARK	Dwelling and fence; External form, materials and detailing of the 1940s-50s dwelling and front fence. Any later additions or alterations are excluded from the listing.	a d	3948
16 Victoria Avenue UNLEY PARK	Dwelling and fence; External form, materials and detailing of the c1920 Inter-War Bungalow dwelling and front fence. Any later additions or alterations are excluded from the listing.	a d	3949
21 Victoria Avenue UNLEY PARK	Dwelling (Tarrangower) and fence; External form, materials and detailing of this 1917 Edwardian dwelling. The masonry and iron front fence is also included in the listing. Any later additions or alterations are excluded from the listing.	a d	24276
1 View Street UNLEY PARK	Dwelling (Greenhayes); External form, materials and detailing of this c1870 Victorian asymmetrically fronted dwelling. Any later additions or alterations are excluded from the listing.	a d	3950
40 Wood Street UNLEY PARK	Dwelling; External form, materials and detailing of the 1914 dwelling. Any later additions or alterations are excluded from the listing.	a d	24287

18 Bartley Crescent WAYVILLE	Our Lady of Protection Ukrainian Catholic Church and fence; External form, materials and detailing of the 1975 church and front fence. Any later additions or alterations are excluded from the listing.	a c d	24176
20 Bartley Crescent WAYVILLE	Dwelling (former Institute); External form, materials and detailing of the 1904 building. The side addition and any later alterations are excluded from the listing.	a c d	3798
68 Goodwood Road WAYVILLE	Wayville Showgrounds - Ridley Memorial Gates and fencing; All elements of the external form, materials and detailing of the 1933 entrance structure.	a d e f	3846
78 Goodwood Road WAYVILLE	Office (former Dwelling); External form, materials and detailing of the c1890 dwelling. Any later additions or alterations are excluded from the listing.	a d	3848
41-42 Greenhill Road WAYVILLE	St Nicholas Russian Orthodox Church and fence; External form, materials and detailing of the 1973 church and front fence. Any later additions or alterations are excluded from the listing.	a c d f	24239
89 Greenhill Road WAYVILLE	Annesley College - Hall; External form, materials and detailing of the 1926 hall. Any later additions or alterations are excluded from the listing.	a c d	3857
89 Greenhill Road WAYVILLE	Annesley College - Main Building; External form, materials and detailing of the 1880s building. Any later additions or alterations are excluded from the listing.	a c d	3858
Joslin Street WAYVILLE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24249
14-16 Joslin Street WAYVILLE	Attached Dwellings; External form, materials and detailing of the 1913 pair of dwellings. Any later additions or alterations are excluded from the listing.	d	24250
2 King William Road WAYVILLE	Shop (former Shop and attached Dwelling); External form, materials and detailing of the 1907 shop and former dwelling. The later carport and any later additions or alterations are excluded from the listing.	a c d	24260
12 King William Road WAYVILLE	Dwelling; External form, materials and detailing of the 1904 dwelling. Any later additions or alterations are excluded from the listing.	a d	3868
16-26 King William Road WAYVILLE	The Lodge Retirement Village (former Dwelling - White House); External form, materials and detailing of the 1905 former dwelling. Any later additions or alterations are excluded from the listing.	a d e	24320
28-30 King William Road WAYVILLE	Dwelling (former Manse); External form, materials and detailing of the 1906 former 'manse' dwelling. Any later additions or alterations are excluded from the listing.	a d	25186
20 LeHunte Street WAYVILLE	Dwelling; External form, materials and detailing of the 1912 dwelling. Any later additions or alterations are excluded from the listing.	a d	24263
22 LeHunte Street WAYVILLE	Dwelling; External form, materials and detailing of the 1912 dwelling. Any later additions or alterations are excluded from the listing.	a d	24264

19 Rose Terrace WAYVILLE	Church (former Baptist Church); External form, materials and detailing of the 1884 Church. Any later additions or alterations are excluded from the listing.	a c f	3912
Trevelyan Street WAYVILLE	Bridge Balustrades; External form, materials and detailing of the pair of balustrades to the bridge.	a	24308
2 Trevelyan Street WAYVILLE	Dwelling; External form, materials and detailing of the 1909 dwelling. Any later additions or alterations are excluded from the listing.	a d	24309
5 Trevelyan Street WAYVILLE	Dwelling; External form, materials and detailing of the 1907 dwelling. Any later additions or alterations are excluded from the listing.	a d	24310
296 Young Street WAYVILLE	Dwelling; External form, materials and detailing of the 1913 dwelling. The front fence and any later additions or alterations are excluded from the listing.	a d	24290
310-312 Young Street WAYVILLE	Attached Dwellings; External form, materials and detailing of the c1910 pair of dwellings. Any later additions or alterations are excluded from the listing.	a d	3967
314-316 Young Street WAYVILLE	Attached Dwellings; External form, materials and detailing of the 1913 pair of dwellings. Any later additions or alterations are excluded from the listing.	a d	24292
321 Young Street WAYVILLE	Dwelling; External form, materials and detailing of the dwelling. Any later additions or alterations are excluded from the listing.	a d	25681
226 Unley Road UNLEY	War Memorial Gardens and Arch; The extent of the garden reserve including the 1917 Arch and memorials.	a c d f	3935
68 Goodwood Road (Hamilton Boulevard) WAYVILLE	Wayville Showgrounds – Iron fence panels associated with new Kidman Entrance from Hamilton Boulevard; All 1930s iron fence panel and gates elements of the new Hamilton Boulevard entrance structure.	d e	26335

Victor Harbor

4366 Victor Harbor Road Road HINDMARSH VALLEY	'Bambrick'; All including adjacent shed and cellar - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, and a skillion addition.	d	14629
1-3 Battye Road ENCOUNTER BAY	Battye Farm Homestead building and long-barn outbuilding previously used as a milking shed and horse stables; Battye Farm Homestead Building and adjacent long outbuilding previously used as a milking shed and horse stables. Key features - existing form and scale with original features of bluestone, timber framed doors and windows, and corrugated iron roof.	a e	14664
61 Nettle Hill Road HINDMARSH VALLEY	'Beau Desert'; All including associated wash-house and outbuildings - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron hipped roof and a veranda.	a d	14647

43 Ocean Street /Corner Coral Street VICTOR HARBOR	Bells Store; All - Key features are existing form and scale with original features of rendered pediment and walls, and window positions at first floor level. Single storey sections are either side of the two storey corner building (note veranda is not the original).	a c e f	14614
203 Nettle Hill Road HINDMARSH VALLEY	'Brookdale'; Old Mill section and outhouse - Key features are existing form and scale with original features of natural stone, veranda with rendered pillars, timber-framed doors and windows, and corrugated iron roof.	a	14639
17-19 Torrens Street VICTOR HARBOR	Carrickalinga Senior Citizens Centre; All - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, corrugated iron roof, return veranda, timber posts, and chimneys.	a c f	14621
1 Finniss Road VICTOR HARBOR	Cemetery; All including memorial native garden - Key features are existing form and environs.	a b c e	14682
93 Prouse Road INMAN VALLEY	Cemetery; Key features are existing form and bushland environs.	a c	14643
961 Hindmarsh Tiers Road HINDMARSH VALLEY	Cottage; Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, corrugated iron roof and a veranda.	a e	14686
716 Waitpinga Road WAITPINGA	Dairy; All - Key features are existing form and scale.	a	14627
Lot 1 Dennis Road Newland Conservation Park WAITPINGA	Dennis's Hut; All - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, corrugated iron roof and a chimney.	a e	14680
296 Alma Road INMAN VALLEY	Dwelling - 'Avalon'; All - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, corrugated iron roof and return veranda.	a	14634
35 Stirling Court HINDMARSH VALLEY	Dwelling - 'Corrumbene'; All - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof, return veranda with cast iron decoration, moulding and chimneys.	a	14655
3942 Victor Harbor Road HINDMARSH VALLEY	Dwelling - 'Gilgunya'; All - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof, return veranda and chimneys.	a d	14626
9 Russell Street ENCOUNTER BAY	Dwelling - 'Maryville'; All including underground water tank with ground level brick done - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof and front veranda.	e	14674
727 Waitpinga Road WAITPINGA	Dwelling - 'Santa Cruz'; All excluding cream brick addition - Key features are existing form and scale with original features of limestone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof, return veranda and Bungalow feature of low-pitched wide gables.	a b d	14650
5-7 Stuart Street VICTOR HARBOR	Dwelling & Palm Tree; All - Key features are existing form and scale of the large, return veranda villa, constructed of local limestone, ruled and black lined, red brick quoins, and a hipped	a e	14620

	corrugated iron roof. Above the veranda roof is a decorative band of polychrome brickwork. Windows are paired with brick mullions and doors are panelled. The mature Canary Island palm also forms part of the listing.		
22 Ocean Street (rear of). Likely future address - 6 Railway Terrace VICTOR HARBOR	Dwelling (former refreshment rooms); All – Key features are existing form and scale with original features of local limestone with brick quoins, timber-framed doors and windows, corrugated iron roof, pediment and bullnosed veranda. The gable appears to be timber framed with a heavily textured pressed metal lining.	a	14608
155 Hindmarsh Road VICTOR HARBOR	Dwelling and attached shop; All - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, tiled roof, return veranda and Bungalow feature of low-pitched wide gables.	a c	14604
4B Krill Court ENCOUNTER BAY	Dwelling and Outhouse; Former shearing shed and outhouse - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, corrugated iron roof.	a e	14671
1-2/ 5 Railway Terrace VICTOR HARBOR	Dwelling/shop; All – Key features are existing form and scale of two adjoined buildings with original features of local limestone and brick quoins (now painted), timber-framed heavily panelled doors and windows. The corrugated iron roof is hopped at the residence end with small ridge gablets and gabled at the shop end (front and back) with a bullnosed front veranda with stop chamfered timber posts extending the full width of the building.	a e	14618
51 - 55 Seaview Road VICTOR HARBOR	Dwelling; All - Key features are existing form and scale with original features of limestone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof, return veranda, cast iron balustrade to balcony, masonry steps.	d e	14676
41-53 Pine Avenue VICTOR HARBOR	Dwelling; All - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, corrugated iron roof and return veranda.	d e	14673
35-41 Cornhill Road VICTOR HARBOR	Dwelling; All - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, tiled roof, return veranda and Bungalow feature of low-pitched wide gables.	d	14662
173 Bay Road ENCOUNTER BAY	Dwelling; All (excluding roofing material) - Key features are existing form and scale with original features of bluestone, red brick quoins, timber-framed doors and windows, hipped roof and a return veranda.	e	14660
33 Parsons Road INMAN VALLEY	Dwelling; All including ironstone garage - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, corrugated iron roof, return veranda and Bungalow feature of low pitched wide gables.	a d e	14642

40-41A Franklin Parade ENCOUNTER BAY	Dwelling; Key features are existing form and scale with original features of natural stone, brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof, return veranda (3 sides) and chimneys.	a	14665
3 - 7 Mill Road ENCOUNTER BAY	Former Butter Factory; Cottage and attached shop - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, corrugated iron roof and a veranda.	a e	14672
26 Ocean Street VICTOR HARBOR	Former Commercial Bank; All - Key features are existing form and scale with original features of decorative render, moulded features, masonry balcony and cast iron decoration (veranda not original).	a c d	14611
17-19 Warne Street VICTOR HARBOR	Former Congregational Church; All - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof and pointed-arch window	a c	14658
57 Ocean Street VICTOR HARBOR	Former ES & A Bank; All - Key features are existing form and scale of the classical style double storey building with original features of rendered walls with moulded features. The western wall has a cantilevered chimney which was associated with the former upstairs Manager's living quarters.	a c d	14615
16 Crozier Road VICTOR HARBOR	Former Guesthouse; The front building only - Key features are existing form and scale with original features of local limestone and rendered quoins, corrugated iron roof (hipped at one end, segmented Dutch gable at the other), and chimneys.	a b	14597
Lot 100 Wilson Hill Road BACK VALLEY	Former Military Camp Site; Key feature is retention of some of the original site and evidence of early use.	a	14656
1446 Hindmarsh Tiers Road HINDMARSH TIERS	Former Mt Jagged Mine; Key feature is retention of some of the original site and evidence of early use.	a	14683
Section 18 Pitkin Road WAITPINGA	Former RAAF Barrack Building; All - Key features are existing form and scale with original features of corrugated iron walls, timber-framed doors and windows, & corrugated iron roof.	a	14648
Lot 21 Eyre Terrace VICTOR HARBOR	Former Railway Cottage and Palm Trees (2); All - Key features are existing form and scale with original features of local limestone, red brick quoins, timber-framed doors and windows, corrugated iron roof double gabled on the railway yard side and hipped on the Bridge Street side with a veranda.	a	14600
Lot 21 Eyre Terrace VICTOR HARBOR	Former railway yard, Turntable and Palm Trees (3); All - Key features are existing form and environs.	a	14599
31 Hindmarsh Tiers Road HINDMARSH VALLEY	Former School; All - Key features are existing form and scale with original features of natural stone and corrugated iron gabled roof.	a c	14638

21-37 Torrens Street VICTOR HARBOR	Former School; All - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, corrugated iron roof and roof vents.	a c	14622
925 Hindmarsh Tiers Road HINDMARSH VALLEY	Former Smelter Site; Key feature is retention of some of the original site and evidence of early use.	a	14685
765 Waitpinga Road WAITPINGA	Former Waitpinga School; All including associated outbuildings - Key features are existing form and scale with original features of corrugated iron walls, timber-framed doors and windows, corrugated iron roof.	a c	14649
66 Franklin Parade (off) ENCOUNTER BAY	Former Yilki Post Office; All - Key features are existing form and scale with original features of timber-framed doors and windows, corrugated iron roof and awning over front door.	a c e	14666
629A Sawpit Road HINDMARSH VALLEY	'Glen Lindsay'; Original stone cottage section - Key features are existing form and scale with original features of brick walls, timber-framed doors and windows, corrugated iron double hipped roof and a veranda.	d	14645
30 Hindmarsh Tiers Road HINDMARSH VALLEY	Hall; Key features are existing form and scale, porch and stone feature topped by small flagpole.	a b c	14637
3 George Main Road VICTOR HARBOR	High School (older section); Older single storey section - Key features are existing form and scale with original features of red brick walls, timber-framed doors and windows, corrugated iron roof, tower and central three-light window.	a c	14659
28 Giles Street ENCOUNTER BAY	Jefferis Memorial Church; All excluding concrete block addition at the rear - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors & windows, corrugated iron roof and pointed-arch windows.	a c d	14667
76 Kings Beach Road WAITPINGA	King Cottage; Key features are existing form and scale with original features of natural stone walls, quoins and chimney, timber-framed doors and windows, corrugated iron gabled roof.	a b e	14633
15 Lincoln Park Drive (off) HINDMARSH VALLEY	'Lincoln Park'; All including bluestone and brick outbuildings and underground tank (excluding modern dairy). Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof, veranda and balcony, and cast iron decoration.	a d e	14653
867 Inman Valley Road LOWER INMAN VALLEY	Lower Inman Congregational Church; All - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, and corrugated iron roof.	a c	14631
557 Inman Valley Road Road BACK VALLEY	Lower Inman Memorial Hall; All - Key features are existing form and scale with original features of corrugated iron walls, timber-framed doors and windows, and corrugated iron roof.	a b c	14632
158 Hindmarsh Road VICTOR HARBOR	Masonic Lodge (Lodge of Peace No. 99); All - Key features include the original internal ceilings and the building's existing form and scale with original features of sandstone front and side	a c d	14605

	walls set on plinth of rusticated sandstone, timber-framed doors and windows, corrugated iron roof, decorative render, portico and arrangement of windows to Hindmarsh Road.		
Lot 12 Inman Valley Road LOWER INMAN VALLEY	Middle Inman School; All - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, and corrugated iron roof.	a c	14657
8 Mill Road WAITPINGA	Mill Cottage; All excluding besser block addition - Key features are existing form and scale with original features of ironstone, red brick quoins (stone quoins at front), timber-framed doors and windows, corrugated iron hipped roof and a veranda.	a e	14679
296 Mt Alma Road INMAN VALLEY	'Mt Alma' Homestead; All including two large garages and shearing shed - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, and corrugated iron roof.	a d	14635
40 Nangawooka Track HINDMARSH VALLEY	'Nangawooka'; All including outbuildings - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof.	a d e	14652
262 Nettles Hill Road HINDMARSH VALLEY	Nettle's Cottage; Remaining original two rooms of cottage and bluestone retaining walls in grounds - Key features are existing form and scale with original features of bluestone wall and quoins, timber-framed doors and windows, and a corrugated iron gable roof.	d	14646
Hindmarsh Road MCCRACKEN	New Alexandra Bridge; All - Key features are existing form with original features of concrete and iron balustrading.	a	14669
3 George Main Road VICTOR HARBOR	Newland Bridge; All - Key features are existing form with concrete and iron balustrading.	a	14668
13 Coral Street VICTOR HARBOR	Newspaper Office; Front building only - Key features are existing form and scale with original features of local limestone with red brick quoins (now painted), two projecting gabled bays of unequal width trimmed with finials and a hipped corrugated iron roof. The central veranda is a reconstruction of the original.	a c	14596
corner Albert Place and Crozier Road VICTOR HARBOR	Norfolk Island Pine Tree; All.	a	14594
20-23 Flinders Parade VICTOR HARBOR	Norfolk Island Pine Tree; All.	a	14603
Warland Reserve VICTOR HARBOR	Norfolk Island Pine Trees (8); All.	a f	14625
86 Parsons Beach Road WAITPINGA	'Nurunderi' Complex; All including outbuildings of various construction and farm infrastructure - Key features of main building are existing form and scale with original features of natural stone, timber-framed doors and windows, and corrugated iron roof.	a	14641

69-73 Ocean Street VICTOR HARBOR	Offices (former Shop/Studio and dwelling); All (except flat roofed addition at rear) - Key features are existing form and scale with original features of local limestone and red brick quoins, corrugated iron roof, and return veranda. A high timber framed and metal clad section rising above the ground floor roofline behind the shop is part of the original 1914 construction. The adjoining symmetrical cottage with a veranda has cast iron lacework, timber posts and tiled floor.	a d	14617
174 Coolawang Road WAITPINGA	Old Shearing Shed, 'Old Coolawang' complex; All including garage, stables and old shearing shed - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, and corrugated iron roof.	a b e	14628
Coral Street VICTOR HARBOR	Palm Tree; All.	a	14595
20-22 Torrens Street VICTOR HARBOR	Police Complex and Courthouse; All - Key features of the Art Moderne style Torrens Street station and courthouse are existing form and scale with original features of red brick walls, with indentations on the rounded corners, timber-framed doors and windows, Marseilles tiled hipped roof, pediment, and rendered colonnade. The old police station and cells facing Ocean Street of local limestone construction with red brick quoins (now painted) has an ornamental Italianate stepped gable to the front, hipped roof to the side and a bull nose veranda to the front with moulded timber posts and cast iron decoration. The inscription on the main front gable is painted over.	a c d	14616
48 Jagger Road ENCOUNTER BAY	'Ralignal'; All including outhouse, outbuildings, stone walling and bluestone terracing - Key features of dwelling are roof, original features of natural stone, timber-framed doors and windows and brick chimney.	a e	14681
Lot 72 and Lot 73 Reservoir Valley Road Lot 72 and 73 Reservoir Road and Hindmarsh Valley Road HINDMARSH VALLEY	Reservoir and stone pump house; Key features are existing form and environs.	a c d	14636
Victoria Street VICTOR HARBOR	Row of Trees (3 pines, 2 palms); All.	a f	14623
Lot 27 Hancock Road BACK VALLEY	Ruin-Former Congregational Church and Cemetery; All - Key features are existing form and environs.	a c	14630
230 Nettle Hill Road HINDMARSH VALLEY	'Shady Grove'; All including outhouses and underground tank with domed brick top - Key features are existing form and scale with original features of pressed metal and corrugated iron walls, and a veranda.	d	14640
1161 Waitpinga Road WAITPINGA	Shearing Shed; All - Key features are existing form and scale with original features of natural stone, timber-framed doors and windows, and corrugated iron roof.	a d	14651

7a Railway Terrace VICTOR HARBOR	Shop/Dwelling (former bakery and tea rooms); All – Key features are existing form and scale with original features of local limestone and red brick quoins, hipped corrugated iron roof, arched pediment, bullnose front veranda and chimneys. The shop/dwelling adjoins a gabled fronted building which has its own straight corrugated galvanised iron veranda at the front.	a e	14619
29-32 McKinlay Street VICTOR HARBOR	Shop/Dwelling; All - Key features are existing form and scale. Original features of local limestone and red brick quoins are rendered at the front. Other features are timber-framed doors and windows, corrugated iron roof, veranda (bullnosed at the side and timber decorated at the front) and timber brackets. On McKinlay Street there is a pressed metal hood over a side entrance door. There is a later addition at the rear with an attached double storey rendered building beyond, the detailing of which suggests it may be older than the front buildings.	a	14601
23-25 Albert Place VICTOR HARBOR	Shop; Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof, a veranda and balcony.	a c	14593
8 - 16 Ocean Street VICTOR HARBOR	Shops (former Baytte's Store); Two storey building section only - Key features are existing form and scale with original features of local limestone, timber-framed doors and windows, corrugated iron hipped roof with tall brick chimneys, a veranda and balcony.	a c e	14607
35 Ocean Street VICTOR HARBOR	Shops (former Coffee Palace); Central two storey building section only - Key features are existing form and scale with original features of pediment, first floor balcony with cast iron panels to balustrade, and a veranda.	a b	14612
24 Ocean Street VICTOR HARBOR	Shops; All - Key features are existing form and scale with original features of local limestone and brick quoins (part painted), first floor Art Moderne balcony and veranda and large display window to one side.	a e	14610
23 Ocean Street VICTOR HARBOR	Shops; Façade only.	a d	14609
836 Hindmarsh Tiers Road HINDMARSH TIERS	Slab Cottage; All (excluding modern addition to rear) and associated outhouses and outbuildings - Key features are existing form and scale with original features of timber walls, timber-framed doors and windows, corrugated iron twin hipped roof, a veranda and chimneys.	a d	14684
18-24 Burke Street VICTOR HARBOR	St Augustine's Church Hall; All - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof and pointed-arch windows and doors.	a b	14661
30-32 Seaview Road VICTOR HARBOR	St Joan of Arc Church; Key features are existing form and scale of the rendered stylised Romanesque building with large porch to the front and attached bell tower to the rear, with other original features being small half-round leadlight windows, rose leadlight window on the	a c d f	14675

	main nave wall above the porch surrounded by ornamental brickwork, Marseilles tiled roof with brickwork around the gable.		
Lot 91, Lot 91, Lot 346 and Sec 3 Jagger Road /Kings Beach Road (Hd. Waitpinga) ENCOUNTER BAY	Stone Walls; Key feature is the existing form.	a d f	14687
Lot 91 Tabernacle Road ENCOUNTER BAY	Tabernacle Cemetery/ Newland Memorial Gates; All - Key features are existing form and environs.	a c e	14678
Section 776 Bridge Terrace VICTOR HARBOR	Tennis Clubhouse; All - Key features are existing form and scale with original features of red brick walls, timber-framed doors and windows, and tiled roof.	a c d	14624
37-41 Ocean Street VICTOR HARBOR	Victa Cinema; All - Key features are existing form and scale of Art Deco with original building features of decorative render, main glass doors and shop-fronts, vertical sign and veranda.	a c d	14613
48 Waterport Road HINDMARSH VALLEY	'Wurrildee'; All including outbuildings - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, corrugated iron roof, return veranda and chimneys.	a d e	14654
Lot 275 Tabernacle Road ENCOUNTER BAY	'Yilki Farm'; All including limestone/timber outbuildings and machine shed - Key features are existing form and scale with original features of natural stone, red brick quoins and/or surrounds, timber-framed doors and windows, return veranda & chimneys.	a e	14677

Wakefield

5 Harley Street BLYTH	ANZ Bank (Former Bank of Adelaide); Bank building, adjacent residence and surrounding verandah	a	25969
Scotland Street BALAKLAVA	Balaklava Anglican Christ Church; Masonry church buildings	a c	25952
BALAKLAVA	Balaklava Cemetery; Late 19th C to mid 20th C headstones	a	25964
1 Baker Street BALAKLAVA	Balaklava Church of Christ; Church and stone hall excluding later additions.	a c	25957
10 Wallace Street BALAKLAVA	Balaklava Post Office; Masonry building including entry porch	a c	25955
51 Wallace Street BALAKLAVA	Balaklava Primary School; Main building (limestone) and verandahs only. Exclude later additions (rendered) facing school ground	c	25963
Werocata Road BALAKLAVA	Balaklava Showground / Building; Whole of masonry building	a b c	25950
Werocata Road BALAKLAVA	Balaklava Showground / Pavilion; Grandstand structure	a b c	25949
Fisher Street BALAKLAVA	Balaklava Uniting Church; Church, hall behind, memorial garden, brick pillar fence surrounding site. Exclude concrete block parts of fence, recent additions between church and hall	a c e f	25958

29 Wallace Street BALAKLAVA	Bank SA (Former Savings Bank of SA); Bank and attached residence. Exclude lean-to structure	a	25954
BLYTH	Blyth Cemetery; Cemetery headstones and reserve	a	25837
15 Moore Street BLYTH	Blyth Cinema (Former Masonic Hall); Masonry building	a b c	25971
20 Harley Street BLYTH	Blyth Hotel; Two storey hotel and verandah/balcony. Single storey 'travellers rooms' building adjacent.	a c	25966
10 Harley Street BLYTH	Blyth Institute; Masonry building hall. Exclude lightweight lean-to to the rear of building. Exclude toilet block at rear.	a b c	25968
15 Guilford Street BLYTH	Blyth Post Office and Residence; Brick building, front verandah	a c	25975
2 August Street BLYTH	Blyth Primary School; Stone building. Exclude later besser block additions to rear.	c	25976
Guilford Street BLYTH	Blyth Railway Station Complex; Corrugated galvanised iron goods shed, railway station building, and large corrugated galvanised iron grain store shed	a	25970
South Terrace BLYTH	Blyth War Memorial; Stone obelisk	e f	25973
4 South Street BRINKWORTH	Brinkworth Anglican Church; Church building	a c d	25852
41 Main Street BRINKWORTH	Brinkworth General Store; Masonry building, verandah over footpath	a	25848
59 Main Street BRINKWORTH	Brinkworth Police Station; Station building verandah, and separate masonry cells and stable/store rooms	a	25846
1 Junction Street BRINKWORTH	Brinkworth Post Masters Residence; Masonry building	a	25850
Main Street BRINKWORTH	Brinkworth Railway Station Complex; Corrugated galvanized sheet metal clad goods shed with platform both sides; steel cargo crane; steel water tower, signage and stand; railway turntable and water standpipe.	a	25853
80 Main Street BRINKWORTH	Brinkworth Soldiers Memorial Hall; Front section only	a b c	25842
100 Main Street BRINKWORTH	Brinkworth Uniting Church; Church and attached Sunday school buildings	a c	25840
25 Edward Street PORT WAKEFIELD	Catholic Church since 1879; Whole of building, rendered masonry fence and gates to Edward Street	a c	25911
High Street SNOWTOWN	Catholic Church since 1936; Brick church	a c	25933
PORT WAKEFIELD	Cemetery since 1891; Headstones	a	25930
11 Burney Street BLYTH	Church of St Margaret (Former Church of England Mission Hall); Whole building	a c	25977
BRINKWORTH	Condowie Lutheran Cemetery; Headstones and cemetery reserve	a	25858
2 West Street PORT WAKEFIELD	Court House Residence; Whole of stone building, including verandah to front	a	25906
Wakefield Street PORT WAKEFIELD	Crane and Raised Platform associated with railway station; Goods crane and raised platform	a	25921

31 Edward Street PORT WAKEFIELD	Early residence; Cottage and verandah to front	a d	25923
21 Mine Street PORT WAKEFIELD	First Methodist Chapel in Port Wakefield 1868	a c	25907
17 Burra Street PORT WAKEFIELD	Flour Mill residence built 1875; Residence, wrap-around verandah	e	25912
35 Main Street BRINKWORTH	Former ANZ Bank / Bank of Adelaide; Bank chamber and attached residence	a	25851
11-13 High Street SNOWTOWN	Former bakery; Masonry shop, lean-to to side, verandah over footpath, attached residence	a	25945
1-3 Fourth Street SNOWTOWN	Former Bank 1882; Bank building/residence, excluding later porch and entrance wall and canopy.	a	25942
38 Edward Street PORT WAKEFIELD	Former bank and residence 1877; Bank building, attached residence, outbuildings and surrounding stone wall timber front fence	a e	25922
3 Main Street OWEN	Former Bank of Adelaide 1904; Bank chamber and attached residence	a	25898
133 Main Street BRINKWORTH	Former Brinkworth Catholic Church; Church, including stained glass windows	a c d	25838
31 Wallace Street BALAKLAVA	Former Butcher Shop and Residence; Shop and masonry part of attached residence	a	25953
6 Edith Terrace BALAKLAVA	Former Cells and Courthouse; Masonry structure only	a	25951
12 Main Street OWEN	Former Church of Christ 1906-1980's; Limestone church	a c	25895
31A Edward Street PORT WAKEFIELD	Former Council and CWA building; Building and verandah	a c	25924
15 Burra Street PORT WAKEFIELD	Former Council offices 1881; Limestone building	a c	25915
30 Fourth Street SNOWTOWN	Former drapery/girl guide hall; Masonry shops, excluding shopfront (currently missing)	a	25944
BALAKLAVA	Former Erith Church and School; Whole of masonry building	a c	25965
61 Main Street BRINKWORTH	Former ES&A Bank and Residence; Residence, bank chamber, wrap around verandah	a	25845
14 Makin Street HAMLEY BRIDGE	Former Hamley Bridge Masonic Hall; Stone hall, excluding concrete block additions.	a b c	25872
18 Burra Street PORT WAKEFIELD	Former Hospital; Limestone building and front verandah	a	25926
Terminus Street HOYLETON	Former Hoyleton School; School building, attached residence, front verandah and stone lean-to	c	25881
Ellis Street LOCHIEL	Former Lochiel School; Masonry building, excluding lean-to structures	c	25886
PORT WAKEFIELD	Former Malakhoff School; Limestone building	a c	25928

44-46 Railway Terrace East SNOWTOWN	Former Masonic Lodge; Hall	a b c	25941
26 Gilbert Street HAMLEY BRIDGE	Former Methodist Church; Church building and masonry additions to rear	a c	25865
42 Railway Terrace East SNOWTOWN	Former Post Office; Masonry building, front verandah and hoods over windows.	a c	25940
42 Edward Street PORT WAKEFIELD	Former Post Office; masonry building, verandah, excluding posts	a c	25919
20 Main Street OWEN	Former Post Office; Rendered building including corner porches	a c	25896
63 Main Street BRINKWORTH	Former Post Office; Whole of building, verandah over footpath and verandah to residence.	a c	25844
1 Railway Terrace East SNOWTOWN	Former Railway house; residence and front verandah	a	25936
Wakefield Street PORT WAKEFIELD	Former Railway refreshment room; Masonry building	a	25920
Railway Terrace West SNOWTOWN	Former Railway Station and complex; Railway station	a f	25935
2-4 Main Street OWEN	Former shops; Shops x 2	a	25893
51 Main Street BRINKWORTH	Former SS Sergeant & Son Office; Masonry building	a	25847
23 Scotland Street BALAKLAVA	Former St Josephs Convent School; Hall of limestone construction - exclude lean-tos either side	c	25961
9 First Street OWEN	Former St Lukes Anglican church; Church excluding newer addition	a c	25901
16 Moore Street BLYTH	Former St Petri Lutheran Church; Store church building and tower	a c f	25972
1 May Terrace BALAKLAVA	Former Teachers Residence; Masonry section of residence and wrap around verandah	c	25962
2-4 Main Street OWEN	Former Tooheys Drapery Shop and residence; Shop and verandah	a	25894
LOCHIEL	Former Treloar House and Outbuildings; Vernacular buildings	a	25889
7 Moore Street BLYTH	Former Uniting Church; Masonry church buildings. Exclude fibrous cement transportable in rear yard	a c	25978
3 Light Street HAMLEY BRIDGE	General Store; Pair of masonry shops and verandah over footpath	a	25871
21 Gilbert Street HAMLEY BRIDGE	Hamley Bridge Bungalow; Residence	d	25863
HAMLEY BRIDGE	Hamley Bridge Cemetary; Headstones and cemetery reserve	a	25875
17 Light Street HAMLEY BRIDGE	Hamley Bridge Hotel; Two storey masonry building. Exclude sheds to rear from listing, main hotel only	c	25866

6 Railway Terrace HAMLEY BRIDGE	Hamley Bridge Police Station; Stone building, front verandah, stone cells/garage/store to rear. Exclude side lean-to addition and brick lean-to additions to rear of police station	a	25867
Florence Street HAMLEY BRIDGE	Hamley Bridge School; Masonry school building, masonry lean-to to front and front verandahs	c	25870
24 Gilbert Street HAMLEY BRIDGE	Hamley Bridge U.A.O.D Hall; Hall	a b c	25864
19 Stockport Road HAMLEY BRIDGE	Hamley Bridge Villa; Residence, front verandah	d	25862
HART	Hart Weighbridge; Shed, weighbridge and weights, 'Hart" sign	a	25878
55 Makin Street HAMLEY BRIDGE	House, Former Finey Residence; Residence, front verandah, entry steps and sides walls	d e	25873
HALBURY	Hoyleton Cemetery; Gravestones and cemetery reserve	a	25880
Terminus Street HOYLETON	Hoyleton hotel; Hotel building and wrap-around verandah	c	25879
SNOWTOWN	Hummocks Station 1860's; Homestead, barn/stables, shearing quarters/shearing shed	a	25948
22-24 Railway Terrace East SNOWTOWN	Institute and Memorial Hall 1881; Whole of building	a b c f	25937
10 Railway Terrace OWEN	Institute Hall from 1906; Limestone and brick sections of building	a b c	25900
74-78 Main Street BRINKWORTH	Junction Hotel; Hotel, adjacent 'sample' rooms building, footpath verandah	a c	25843
LOCHIEL	Lochiel Cemetery; Gravestones and cemetery reserve	a	25885
Frances Terrace LOCHIEL	Lochiel Community Uniting Church; Stone church, stone additions to rear	a c	25883
Frances Terrace LOCHIEL	Lochiel Hall; Hall, excluding concrete block additions	a b c	25887
PORT WAKEFIELD	Memorial Arch; Archway and gates	e f	25927
MOUNT TEMPLETON	Mount Templeton Peace Hall; Stone hall	a b c e	25890
Oval Avenue BRINKWORTH	Oval Pavilion; Whole of grandstand, including seating shelter and lean-to behind	a	25856
OWEN	Owen Cemetery 1880-present; Cemetery	a	25903
Second Street OWEN	Owen School 1908 to present; Red brick school building including cgi lean-to structures	c	25892
PORT WAKEFIELD	Pareora Homestead; Dwelling and verandahs, excluding later lean-tos; Stone sheds	a	25931
23 Burra Street PORT WAKEFIELD	Port Wakefield Hotel since 1849; Two storey hotel, verandah/balcony and stone boundary wall	c	25918
28 Fourth Street SNOWTOWN	Previous Butchery/bakery 1889; Masonry shops, verandah over footpath, attached residence	a	25943

17 Railway Terrace SNOWTOWN	Previous Methodist church since 1909; Stone church, excluding later concrete cgi structure to rear	a c	25932
41 North Street PORT WAKEFIELD	Previous Port Henry Arms Inn and stagecoach relay station 1840's; Limestone building, outbuildings, perimeter limestone boundary wall	a c	25914
12 Burra Street PORT WAKEFIELD	Previously St Alban's Anglican Church (1874); Whole of building	a c	25916
18 Mine Street PORT WAKEFIELD	Primary School since 1878; Masonry school building and enclosed lean-to verandah; masonry portion of adjacent headmasters residence	c	25910
HAMLEY BRIDGE	Railway Bridge (over Gilbert River); Piers, buttresses, steel carriageway	a	25877
HAMLEY BRIDGE	Railway Bridge (over Light River)	a	25876
83 Oval Avenue BRINKWORTH	Railway Cottage	a	25854
98 Oval Avenue BRINKWORTH	Railway Cottage	a	25855
26 Railway Terrace East SNOWTOWN	Rare cladded shed; Shed	d	25938
19-21 Guilford Street BLYTH	Residence, Former Lloyd Coffee House; Masonry building , wrap-around verandah	a c	25974
86 Main Street BRINKWORTH	Residence, Former Shop / Cool Room; Limestone structure. Exclude later lean-to additions.	a	25841
19 Humphrey Street BALAKLAVA	Residence; Main residence including integral verandah and brick fence abutting footpath	d	25956
30 Humphrey Street BALAKLAVA	Residence; Stone building. Exclude later besser block additions to rear.	d	25959
30 Edward Street PORT WAKEFIELD	Rising Sun Hotel since 1856; Two storey hotel, front verandah and balcony	c	25925
OWEN	Rosslyn Farm; Homestead and stone outbuildings	a	25905
SNOWTOWN	Salt Lake industrial shed; Corrugated galvanized sheet metal clad shed with metal louvres to gable section.	a	25946
Drake Crescent PORT WAKEFIELD	Salt Mine managers residence; Masonry residence, verandah and masonry boundary fence	e	25913
1 Junction Street BRINKWORTH	Second Brinkworth Post Office; Masonry building	a c	25849
18 Harley Street BLYTH	Shop (Jarvis) Former Bank; Shop/residence building, shop front openings and front verandah	a	25967
Barr Street LOCHIEL	Shop and Residence; Shop and verandah only	a	25888
Stockport Road HAMLEY BRIDGE	Showground Pavilion; Whole of pavilion	a	25874

32 Railway Terrace East SNOWTOWN	Snowtown Hotel since 1879; Two storey hotel, with attached single storey section, verandah/balcony	c	25939
SNOWTOWN	Snowtown/Condowie Cemetery since 1876; Gravestones and cemetery reserve	a	25947
12 Burra Street PORT WAKEFIELD	St Alban's Hall (1905); Masonry part of building only	a c	25917
May Terrace BALAKLAVA	St Andrews Catholic Church; Church building	a c	25960
131 Main Street BRINKWORTH	St John's Lutheran Church; Church building	a c	25839
MOUNT TEMPLETON	St Mary of Bethany Anglican Church; Church building	a c d	25891
12 Albert Street HAMLEY BRIDGE	St Mary's Roman Catholic Church (Our Lady of the Nativity); Church building	a c	25859
31 Makin Street HAMLEY BRIDGE	St Thomas Church of England; Church	a c	25868
LOCHIEL	Stone Tank / Well; Well, stone surround wall	a	25884
OWEN	Stone tank and trough; Tank and trough	a	25904
18 Gilbert Street HAMLEY BRIDGE	Uniting (Former Congregational) Church; stone church and stone additions to rear	a c	25861
21 Main Street OWEN	Uniting (Former Methodist) Church 1908 - present; Church and attached masonry hall	a c	25897
21 Mine Street PORT WAKEFIELD	Uniting Church; Whole of building	a c e	25908
Wharf Place PORT WAKEFIELD	Wharf est.1850 as Port Henry; Whole of building	a b c	25909
Main Street OWEN	WW1 Memorial; masonry obelisk	e	25899

Walkerville

20 Edwin Terrace GILBERTON	Aston House & Fence; Overall form, materials and original details of the two storey 1890s residence including sandstone and render wall and chimneys detail, cast iron and timber verandahs, and masonry and cast iron fence, entrance gates and lamps. Excludes later alterations and additions.	a b c d e	8428
Church Terrace WALKERVILLE	Belt Memorial Garden; The extent of garden reserve including the front gates and the circular memorial.	a d e	8473
99 Walkerville Terrace WALKERVILLE	Corner Shop and residence (now office); Overall form, materials and details of the shop and residence including early window configurations. Excludes later alterations and additions.	a d	8499

3 Edwin Terrace GILBERTON	Craigmellon House & Fence; Overall form, materials and original details of the two storey 1880s residence including masonry and render wall and chimneys detail, cast iron verandahs, and masonry and cast iron fence. Excludes later alterations and additions.	a d e	8426
84-86 Walkerville Terrace WALKERVILLE	Former Houses; Front hipped roof section of cottage and verandah form and brick chimneys. Rear hipped roof section also encouraged for retention.	a d	8496
20 Devonshire Street WALKERVILLE	Holmwood House; Overall form, materials and original details of the two storey 1885 residence, including details reflecting original design. Excludes later alterations and additions.	a d e	8479
95 Walkerville Terrace WALKERVILLE	House & Attached Shop ; Overall form, materials and original details of the shop and residence including early shopfront and verandah elements. Excludes later alterations and additions.	a d	8498
46 Warwick Street WALKERVILLE	House (Clayton); Overall form, materials and original details of the two storey and single storey residence. Excludes later alterations and additions.	a d	8509
28 Robe Terrace MEDINDIE	House (Ennis); Original external form, materials and detailing of the large residence including walls, roof form, verandah and projecting original chimneys. Excludes any later alterations and additions.	a d	8460
113 Walkerville Terrace WALKERVILLE	House (now office); Overall form, materials and original details of the residence. Excludes later alterations and additions.	a d	8505
38 Warwick Street WALKERVILLE	House ; Overall form, materials and original details of the residence. Excludes later alterations and additions.	a d	8508
94 Walkerville Terrace WALKERVILLE	House; Front section of residence only. Excludes later lean-to addition and other alterations.	a d	8497
125 Walkerville Terrace WALKERVILLE	House; Overall form, materials and original details of the c1884 residence. Excludes later alterations and additions.	a d	8506
163 Walkerville Terrace WALKERVILLE	House; Overall form, materials and original details of the c1890 residence. Excludes later alterations and additions.	a d	8507
9 Edwin Terrace GILBERTON	Ivanhoe House & Fence; Overall form, materials and original details of the two storey 1890s residence including sandstone and render wall and chimneys detail, cast iron and timber verandahs, and masonry and cast iron fence, entrance gates and lamps. Excludes later alterations and additions.	a b d e	8427
off Severn Street GILBERTON	Jervis Entrance Arch; Form and detailing of arch.	a c	8436
52 Church Terrace WALKERVILLE	Monklads House and garden setting; Overall form, materials and original details of the two storey 1880s residence including steeply pitched roofs, face stone walls and chimneys with red brick trim. Excludes later alterations and additions.	a d e	8476
77 Walkerville Terrace WALKERVILLE	Office; Overall form of the original section of the shop. Listing excludes any rear later additions.	a d	8495

2 Edwin Terrace GILBERTON	One of a Pair of Houses; Overall form, materials and original details of the two storey semi-detached 1898 residences including stonework, verandahs with timber and cast iron detail and chimneys, and masonry and cast iron fence. Excludes later alterations and additions.	a b d	17269
4 Edwin Terrace GILBERTON	One of a Pair of Houses; Overall form, materials and original details of the two storey semi-detached 1898 residences including stonework, verandahs with timber and cast iron detail and chimneys, and masonry and cast iron fence. Excludes later alterations and additions.	a b d	8425
105 Walkerville Terrace WALKERVILLE	Shop & Attached former House; Overall form, materials and original details of the shop and residence including early shopfront and verandah elements. Excludes later alterations and additions.	a d	8501
109 Walkerville Terrace WALKERVILLE	Shop & Attached House (now consulting room); Overall form, materials and original details of the shop and residence including early shopfront and verandah elements. Excludes later alterations and additions.	a d	8503
111 Walkerville Terrace WALKERVILLE	Shop & Attached House (now office); Overall form, materials and original details of the shop and residence including early shopfront and verandah elements. Excludes later alterations and additions.	a d	8504
100 Walkerville Terrace WALKERVILLE	Shop (Bootmakers); Overall form and detailing of the shop including verandah form and early shop front.	a d	8500
75 Walkerville Terrace WALKERVILLE	Shop (Walkerville Drapers); Overall form of the original section of the shop. Listing excludes rear later extensions and altered front verandah posts.	a d	8494
1-18/ 1 Margaret Street WALKERVILLE	Somerset Cottages; Overall form, materials and original details of the single storey row of eighteen (in two blocks of twelve and six) attached 1880s residence including face stone walls and chimneys with red brick trim and projecting gables. Excludes later alterations and additions.	a b d e	8491
22 Smith Street WALKERVILLE	St Andrew's School original building; The stone and brick overall form of the building and roof form. Listing excludes later alterations and additions.	a c d	8488
George Street WALKERVILLE	St Andrew's School, Dove Hall; The stone and brick overall form of the building and roof form. Excludes all later alterations and additions including changes to the window configuration.	a c d	8484
off Severn Street GILBERTON	Suspension Bridge; Original detailing of the bridge. Excludes later footway cladding.	a c d	8437
68 Walkerville Terrace WALKERVILLE	Sussex Hotel; Overall visible external elements of the 1930's upgrade facing Walkerville Terrace and Stephens Terrace, including awning and facade detailing. Excludes later alterations and additions.	a c d	8493
15 Briar Avenue MEDINDIE	The Briars House; Overall form, materials and original details of the two storey 1880s residence, including colonnaded elevations, central square tower, sandstone and render wall and chimney detail. Excludes later alterations and additions.	a b d e	8445
159 Stephen Terrace WALKERVILLE	Walkerville Primary School; Overall form of the main school building, the adjacent building to the east and the small stone administration building. Excludes later alterations and additions, including the lean-to attached to the administration building.	a c d	8492

66 Walkerville Terrace GILBERTON	Walkerville Town Hall; Original sections of the 1893 building - excludes later alterations and additions.	a c d	8443
1 Edwin Terrace GILBERTON	House & fence; External form, materials and detailing of the 2 storey 1870's residence including early cast iron fence. Excludes later additions and alterations.	a d e	8424
Smith Street WALKERVILLE	Wesleyan Cemetery ; The extent of the cemetery reserve and includes early configuration, graves and early landscape quality including stone walls.	a c d f	8485
19 Gilbert Street (corner Torrens Street) GILBERTON	Former Shop & Attached House ; Original external form, materials and details of the former shop and attached residence incorporating the principal front rooms, the front verandahs and the predominant roof form associated with the building. Excludes later extensions facing Torrens Street.	a c d	8429
21 Gilbert Street (corner Torrens Street) GILBERTON	Former Shop & Attached House ; Original external form, materials and details of the former shop and attached residence incorporating the principal front rooms, the front verandahs and the predominant roof form associated with the house style. Excludes later extensions and rear alterations.	a d	8430
13 James Street (original stables to 1 Edwin Tce) GILBERTON	Former Stables; Original external form, materials and details of the former stables.	a d e	8431
32 Northcote Terrace GILBERTON	House and Outbuilding; External form, materials and details of the 1914 stone residence. Excludes the early timber and iron, and iron gates to Northcote Terrace. Excludes separate two-storey dwelling and later additions and alterations.	a d e	8434
11 Park Terrace GILBERTON	Former Thompson Memorial Church; External form, materials and detailing of the church. Excludes later additions and alterations.	a c d e	8435
1 Walkerville Terrace GILBERTON	Buckingham Arms Hotel; External form, materials and detailing of the hotel. Excludes later additions and alterations.	a c d f	8438
19 Walkerville Terrace GILBERTON	Olive House ; External form, materials and detailing of the 1880's two storey residence. Excludes later additions and alterations.	a d	8441
11-13 Briar Avenue MEDINDIE	House and garden setting; Original external form and details of the c1940 house (excluding later additions) and the garden setting.	a d e	8444
53 Dutton Terrace MEDINDIE	House, Garden Setting & Fence (Sunbury); Original external form and details of the c1920 house (excluding later additions), original front fence and garden setting.	a d e	8446
17 Hawkers Road MEDINDIE	House (The Myrtles); Original external form, materials and detailing of the 1882/83 two storey house including the 1920's alterations.	a c d e	8447
20 Hawkers Road MEDINDIE	Wilderness School (House); Original external form, materials and detailing of the c1905 house excluding later alterations and adaptations.	a c d	8448

22 Hawkers Road MEDINDIE	Wilderness School (House); Original external form, materials and detailing of the c1901 house excluding later alterations and adaptations such as the classical revival verandah.	a c d	8449
42 Hawkers Road MEDINDIE	Wilderness School (House); Original external form, materials and detailing of the c1885 house excluding later alterations and adaptations.	a c d	8450
23 Northcote Terrace MEDINDIE	Wilderness School (House); Original external form, verandah details, materials and general detailing of the c1905 house excluding later alterations and adaptations.	a c d	8451
25 Northcote Terrace MEDINDIE	Wilderness School (House); Original external form, verandah details, materials and general detailing of the c1894 house excluding later alterations and adaptations.	a c d	8452
27 Northcote Terrace MEDINDIE	Wilderness School (House); Original external form, verandah details, materials and general detailing of the c1890 house excluding later alterations and adaptations.	a c d	8453
47 Northcote Terrace MEDINDIE	Wilderness School (House); Original external form, verandah details, materials and general detailing of the c1900 house and later c1913 extensions, but excluding later alterations and adaptations.	a c d	8454
15 Robe Terrace MEDINDIE	House & Fence ; Original external form, materials and detailing of the large residence including walls, roof form and verandah. The listing also includes the early front fence on the Robe Terrace property boundary. Later alterations and additions to the dwelling, and the rear allotment (CT Reference 5669/3) containing outbuildings, are excluded from the listing.	a d	8455
16 Robe Terrace MEDINDIE	House & Gates; Original external form, materials and detailing of the substantial two storey mansion including walls, roof form and verandah and early front gates. Listing includes early front fence. Any later alterations and additions are excluded.	a d e	8456
26 Robe Terrace MEDINDIE	House & Fence (St Stephens); Original external form, materials and detailing of the large residence including walls, roof form and verandah. Listing includes early front fence. Any later alterations and additions are excluded.	a d	8458
27 Robe Terrace MEDINDIE	House & Fence (Rosemoyne); Original external form, materials and detailing of the large two storey residence including walls, roof form and projecting original chimneys. Listing includes early front fence. Excludes later front verandah and any other later alterations and additions.	a d e	8459
35 Angas Avenue VALE PARK	House; Original external form, materials and detailing of the c1905 house excluding later alterations and adaptations.	a d	8463
37 Angas Avenue VALE PARK	House; Original external form, materials and detailing of the c1910 house excluding later alterations and adaptations.	a d	8464
67 Angas Avenue VALE PARK	House; Original external form, materials and detailing of the c1905 house excluding later alterations and adaptations.	a d	8465
32 Harris Road VALE PARK	House; Original external form, materials and detailing of the c1910 house excluding later alterations and adaptations.	a d	8466

69 Lansdowne Terrace VALE PARK	House; Original external form, materials and detailing of the former gate house including face stone walls, roof form and elaborate timber barge board element. Excludes later alterations including filled in verandah elements, altered chimneys and altered window openings.	a d	8468
71 Lansdowne Terrace VALE PARK	House; Original external form, materials and detailing of the double fronted residence. Excludes later alterations and additions including front verandah and carport.	a d	8469
105 Lansdowne Terrace VALE PARK	House; Original external form, materials and details of c1880s residence. Excludes any later alterations and additions.	a c d	8470
3 Wallace Street VALE PARK	House; Overall external form, materials and details of the residence including the walls and roof form. Excludes later alterations.	a d	8471
11 William Road VALE PARK	House; Original external form, materials and detailing of the c1900 house excluding later alterations and adaptations.	a d	8472
39 Church Terrace WALKERVILLE	St Andrew's School, Parish Hall; The external form and materials and detailing of the church hall including face red brick walls, window openings, roof form and fleche. Excludes any later additions or alterations including the toilet block.	a c d	8474
74 Church Terrace WALKERVILLE	House; Overall external form, materials and details of the c1920 residents. Excludes any later alterations or additions and rear extensions.	a d	8477
1 Devonshire Street WALKERVILLE	House; Original external form, materials and detailing of the residence including walls and roof form, but excluding later alterations and additions.	a d e	8478
7 Fuller Court WALKERVILLE	House (The Almonds); Original external form, materials and detailing of this c1850's residence including its early additions, but excludes and recent subsequent additions or alterations.	a d e	8480
47 Fuller Street WALKERVILLE	House; Original external form, materials and detailing of this c1850's residence, but excluding later alterations and additions.	a d	8481
51 Fuller Street WALKERVILLE	House & former Shop; Original external form, materials and detailing of this early shop and residence, including walls and roof form. Excludes all later alterations to the rear.	a d	8482
45 Gawler Terrace WALKERVILLE	House; Original external form, materials and detailing of this c1920s residence, including walls and roof form. Excludes all later alterations and additions, both to the side and to the rear.	a d	8483
17 Smith Street WALKERVILLE	Uniting Church; External form, materials and detailing of the 1912 stone building. Excludes later alterations and additions.	a c d	8486
19-21 Smith Street WALKERVILLE	St Andrew's School Building (Kennion House); External form, materials and details of the 1920s red brick building.	a d e	8487
26 Smith Street WALKERVILLE	House ; Overall external form, materials and details of the residence including the walls and roof form. Excludes later alterations to the rear.	a d	8489
28 Smith Street WALKERVILLE	House ; Overall external form, materials and details of the residence including the walls and roof form. Excludes later alterations.	a d	8490

12 The Avenue MEDINDIE	Willyama House, coach house and garden setting; Overall form, materials and original details of the single storey 1880s residence including sandstone and render wall and chimneys detail, and verandahs, and masonry and cast iron fence, entrance gates and lamps (lamps subject to further clarification). Excludes later alterations and additions.	a b d e	8461
26 Wilsden Street WALKERVILLE	House and stone outbuilding; Overall external form, materials and details of the c1920's residence and stone outbuilding (former stables).	a d	8510
33 Wilsden Street WALKERVILLE	House; Overall external form, materials and details of the c1900 residence including the walls and roof form. Excludes later alterations.	a d	8511
35 Wilsden Street WALKERVILLE	House; Overall external form, materials and details of the c1920's residence including the walls and roof form. Excludes later alterations.	a d	8512

Wattle Range

Old Cemetery Road PENOLA	Cemetery (1858); The cemetery reserve and includes early configuration, graves and early landscape elements including stone walls.	a c d f	24387
Cameron Street PENOLA	McCorquindale Park (1930s-1940s), Rymill Memorial Hall (1940s) & Memorial Entrance Gates (1950s); The full allotment which incorporates the former Showgrounds, Memorial Hall and Gates excluding later additions and alterations.	a c d e	24342
Church Street PENOLA	Town Park; The extent of the Park including all memorials and monuments.	a c e f	24363
Alfred Street Rear of 51 Church Street PENOLA	House (1880s) Oswald Cottage; Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24324
4 Arthur Street PENOLA	House (c1930s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24325
8 Arthur Street PENOLA	Church hall (1889); Original building's remaining external form, materials and detailing excluding later additions and alterations	a c d	24326
13 Arthur Street PENOLA	House (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24328
15 Arthur Street PENOLA	House (circ 1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24329
17 Arthur Street PENOLA	St Mary's Church (1873); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d f	24331
19 Arthur Street PENOLA	House (c1926); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24332

20 Arthur Street PENOLA	Shop (1870s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a c d	24333
22 Arthur Street PENOLA	Airs Cottage House (c1861); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24334
31 Arthur Street PENOLA	St Andrews Hall (1936 & 1956); Original building's remaining external form, materials and detailing excluding later additions and alterations	a c d	24335
35 Arthur Street PENOLA	Maggie's House (1860s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24336
5 Bowden Street PENOLA	House (1869-1883); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24339
14 Bowden Street (adjacent to Park) PENOLA	Bond Store (1850s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24340
15 Bowden Street PENOLA	House (Glenrowan) (c1862); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24341
5 Cameron Street PENOLA	House (1930s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24343
39 Cameron Street PENOLA	House & Slab Hut (1860s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24344
1 Church Street PENOLA	House (c1910); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24345
3 Church Street PENOLA	House (c1910); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24346
7 Church Street PENOLA	House (c1910); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24347
13 Church Street PENOLA	House (c1860s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24348
21 Church Street PENOLA	House (1905); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24351
23 Church Street PENOLA	House (c1910); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24352
26 Church Street PENOLA	House (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24353

43-45 Church Street PENOLA	Shops (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a c d	24357
44 Church Street PENOLA	Shop (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a c d	24358
47 Church Street PENOLA	Shop (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a c d	24359
49 Church Street PENOLA	Shop (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a c d	24360
51 Church Street PENOLA	Shop (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a c d	24361
53 Church Street PENOLA	Art Gallery, (Former Saddlers) (1871); Original building's remaining external form, materials and detailing excluding later additions and alterations	a c d	24362
59 Church Street PENOLA	House (1933); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24364
81 Church Street PENOLA	House (c1934); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24366
100 Church Street PENOLA	House (c1898); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24367
102 Church Street PENOLA	House (c1900); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24368
118 Church Street PENOLA	House (1874); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24369
130 Church Street PENOLA	House (1868); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24370
10 Clarke Street PENOLA	House (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24371
15 Clarke Street PENOLA	House (1890s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24372
1 Davis Crescent PENOLA	Cottage (c1860s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24373
2 Gordon Street PENOLA	House (c1870s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d e	24374
3 Jessie Street PENOLA	House (1874); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24375

11 John Street PENOLA	House (1870s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24376
14 Julian Street West PENOLA	House (c1870); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24380
16-20 Julian Street West (cnr Queen Street) PENOLA	House (1890s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24381
17 Julian Street PENOLA	House (pre 1869); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24378
21 Julian Street West PENOLA	House and fence (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24382
24 Julian Street West PENOLA	Sarah's Cottage (1870s); Original building's remaining external form, materials and detailing excluding latter additions and alterations	a d	25521
8 Macarthur Street PENOLA	House (1869); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24384
16 Macarthur Street PENOLA	House (1871); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24385
27 Macarthur Street PENOLA	House (1869); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24386
5 Portland Street PENOLA	Old Convent House (1890-1900); Original building's remaining external form, materials and detailing excluding later additions and alterations	a c d	24388
6 Portland Street PENOLA	House (c1928); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24389
8 Portland Street PENOLA	House (c1915); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24390
14 Portland Street PENOLA	House (1874); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24391
23 Portland Street PENOLA	Coombe Cottage (c1870); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24392
29 Portland Street PENOLA	House (c1870); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24393
16 Queen Street PENOLA	House (c1900); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24395

21 Queen Street PENOLA	House (c1900); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24396
1 Riddoch Street PENOLA	Georgies Cottage (1870); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24398
7 Riddoch Street PENOLA	Penola Primary School (1890-1920s); Original school building's remaining external form, materials and detailing excluding later additions and alterations	a c d	24399
8 Riddoch Street PENOLA	House (1860s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24400
17 Riddoch Street PENOLA	House (1876 & 1906); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24401
22 Riddoch Street PENOLA	House & Fence (c1900); Original fence and building's remaining external form, materials and detailing excluding later additions and alterations	a d	24402
23 Riddoch Street PENOLA	House (1930s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24403
24 Riddoch Street PENOLA	House (mid-1880s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24404
26 Riddoch Street PENOLA	House (c1900); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24405
28 Riddoch Street PENOLA	House (pre 1869); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24406
29 Riddoch Street PENOLA	House (1940s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24407
33 Riddoch Street PENOLA	House (St Helens) (c1860s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a c d	24409
34 Riddoch Street PENOLA	House (1883); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24410
42 Riddoch Street PENOLA	House (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24411
54 Riddoch Street PENOLA	Former Church (c1908); Original building's remaining external form, materials and detailing excluding later additions and alterations	a c d	24412
56 Riddoch Street PENOLA	House (c1910); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24413
58 Riddoch Street PENOLA	Tregenza Gallery (c1920); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24414

13 Robe Road PENOLA	House (1930s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24415
21 Robe Road PENOLA	House (1873); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24416
1 Scott Street PENOLA	House (c1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24418
6 Young Street PENOLA	House (1870); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24419
17 Young Street PENOLA	House (1920s); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24420
23 Young Street PENOLA	House/Office (c1860); Original building's remaining external form, materials and detailing excluding later additions and alterations	a d	24422
38 Young Street (cnr Alfred Street) PENOLA	Shop (c1905); Original building's remaining external form, materials and detailing excluding later additions and alterations	a c d	24423
44 Young Street PENOLA	Mothers and Babies (c1950); Original building's remaining external form, materials and detailing excluding later additions and alterations	a c d	24424
46 Young Street PENOLA	CWA Club Rooms (1960); Original building's remaining external form, materials and detailing excluding later additions and alterations	a c d e	24425

West Torrens

364A Marion Road (corner Mooringe Avenue) NORTH PLYMPTON	All Saints Uniting Church (former Methodist Church); Extent of 1856 rendered hall form church (including the bell tower) but excluding the later front porch and rear additions. 1998 Heritage Survey Ref. PL12	a c d	21104
11-13 Clayton Avenue PLYMPTON	Anglican Church of the Good Shepherd; 1920s sections of red brick church with terracotta tiled roof, original detailing and square tower. Excluding later additions. 1998 Heritage Survey Ref PL04	a c d f	21105
85-87 Anzac Highway ASHFORD	Ashford House School & Fence; Extent of 1882 residence including pillared front portico, front verandahs, bay windows, face stone and brickwork, slate roof, moulded chimneys, cast iron verandah balustrading and all other original architectural details. Front fence with 4 masonry pillars, masonry and cast iron fence sections, and cast iron double gates. Remaining garden elements including 2 mature Port Jackson figs (Ficus benjamina) 1998 Heritage Survey Ref AS01	a c d e f	21070

Anzac Highway road reserve, VARIOUS SUBURBS	Avenue of Claret Ash Trees (<i>Fraxinus raywoodii</i>); Extends through the suburbs of Ashford, Keswick, Kurralta Park, Plympton, Camden Park and Novar Gardens 2003 Heritage Review Ref Page 3	a e f	21126
457-489 Anzac Highway NOVAR GARDENS	Avenue of River Red Gums (<i>Eucalyptus camaldulensis</i>); Retention of two rows of trees planted in avenue formation that formerly lined the driveway from Anzac Highway into Cummins House. 2003 Heritage Review Ref. Page 7	a e f	21121
47-49 London Road MILE END SOUTH	Former Charlick's Mill; Multi storey brick mill complex and single storey brick section fronting London Road. Later corrugated iron and concrete sections are not included. 1998 Heritage Survey Ref. MS02	a c d	21095
1-35 Jenkins Street (corner Brooker Terrace) COWANDILLA	Former Cowandilla Junior Primary School; U' shaped form of painted brick former school building including timber window and door joinery, and gable ventilated to roof form. 1998 Heritage Survey Ref. CO01	a d	21078
103 Holbrooks Road UNDERDALE	Former Holbrook's Winery; Overall form of remnant cellar buildings including local field stone walls, brick coping with gable ends and red brick detailing to quoins and other openings. 1998 Heritage Survey Ref. UN02	a b d	21114
41-47 Surrey Road KESWICK	Former Keswick Child Health Centre; Circa 1940 red brick domestic scaled building, including terracotta tiled roof, brick pillared verandah and concrete window hoods. The later infill mesh panels to doors and windows and window shade blind are not included. 2003 Heritage Survey Ref. KE05	a c	21086
Birdwood Terrace McArthur Avenue NORTH PLYMPTON	Former Railway Corridor; Extent of open land of former railway reserve 1998 Heritage Survey Ref PL02	a c f	21098
31-47 Lipsett Terrace BROOKLYN PARK	Former Salesian College buildings; 1890 structures including chapel and hall constructed in red brick with masonry and timber detailing. 2003 Heritage Review Ref. Page 10	a c d e	21115
112-120 Marion Road BROOKLYN PARK	Former West Torrens Council Chambers; Extent of earliest sections of building including rendered mouldings to window and door openings and parapeted frontages to Marion Road, and masonry sections of buildings behind including early chimneys, walls and other original elements. Later additions and extensions do not form part of the listing. 1998 Heritage Survey Ref. BP04	a c d	21075
38 Ashley Street TORRENSVILLE	Grandstand, Thebarton Soldiers' Memorial Oval.; 1921 Grandstand including overall form, seating and access steps. 1996 Heritage Survey Ref Pages 99-101	a c d	9119
4 Rowells Road LOCKLEYS	House "Billilla"; Extent and original detailing of bluestone residence including unpainted stone and brickwork, gable ended rear bay, brick chimneys. 1998 Heritage Survey Ref. LO05	a d e	21090
45 Farnham Road KESWICK	House 'Alpine'; The overall form and detailing of the circa 1890 residence including face stone front elevation, brickwork, pediment, balustrading to parapet, verandah and verandah balustrade. 2003 Heritage Survey Ref. KE02	a d	21084

333 Marion Road NORTH PLYMPTON	House and Gates 'Bucklands'; Extent of 2 storey mansion including face bluestone, brick projecting prominent front chimney, 2 storey verandah with cast iron and timber trim, cast iron posts, and significant mature trees including Bunya Pines and Figs. Note - under redevelopment at Jan. 2004 gate posts have been removed, rear section including conservatory may have been demolished. 1998 Heritage Survey Ref. PL08	a d	21100
328 Marion Road NETLEY	House 'Carlyle'; Circa 1900 residence including face stone walls, strapped gable ends, expansive roof form, brick chimneys, return verandah with timber posts and bracketing, and rear castellated wall sections. 1998 Heritage Survey Ref. NE01	a d	21097
327-329 Marion Road NORTH PLYMPTON	House 'Kandahar'; Extent of 1906 residence including picked random coursed sandstone, asymmetric form, tower, bay windows, cast iron verandah posts and trim. 1998 Heritage Survey Ref. PL07	a c d	21099
353 Marion Road NORTH PLYMPTON	House 'Nesfield'; Extent of substantial 1892 residence including face stone and brickwork, substantial tower with arched entrance, castellated front bay, circular access stair to tower and other detailing. Listing includes the boundary fence of brick pillars and plinth and cast iron railing. 1998 Heritage Survey Ref. PL10	a d e f	21102
336 Marion Road NORTH PLYMPTON	House 'The Pines'; Remaining section of 1880 residence including recessed entrance porch and arcaded entrance elements, window detailing and plasterwork. Elements of the garden including mature Moreton Bay fig driveway from Marion Road. 1998 Heritage Survey Ref. PL09	a d e	21101
354 Marion Road NORTH PLYMPTON	House; Circa 1880s symmetrically fronted residence with return verandah, gabled entrance porch, cast iron verandah posts and detailing, and moulded masonry chimneys. 1998 Heritage Survey Ref. PL11	a d e	21103
44-50 Marshall Terrace BROOKLYN PARK	House; Overall external original form and detailing of circa 1880s residence including sandstone and bluestone walls with rendered window and door dressings, double gable form, timber door and window joinery and moulded eaves brackets and window head detail. 1998 Heritage Survey Ref. BP05	a d	21076
382 Henley Beach Road LOCKLEYS	House; Overall form and external detailing of circa 1910 residence including masonry walls with rendered trim, distinctive conical corner tower and return verandah. 1998 Heritage Survey Ref. LO03	a d	21089
12 Tyson Street ASHFORD	Mature Oak (Quercus robur) Tree; Tree formed original part of Ashford House gardens 2003 Heritage Review Ref Page 3	a e f	21120
81-85 Davenport Terrace (also known as 165-171 Sir Donald Bradman Drive) HILTON	Memorial Gardens and Cross; Stone memorial and plinth. 1998 Heritage Survey Ref. HI02	a c d f	21082
30 Long Street PLYMPTON	Multi-use hall (Hayhurst RSL Hall); Face bluestone 1902 hall with brick quoins, original window dressings and strapped gable infill. The later red brick addition to the front is not included in the listing. 1998 Heritage Survey Ref. PL05	a c	21106

457-489 Anzac Highway NOVAR GARDENS	Olive Grove (<i>Olea europa</i>); Retention of rows of mature olive trees originally part of the Cummins house garden. 2003 Heritage Review Ref. Page 7	a e f	21122
107 Port Road THEBARTON	Plaque: Site of Colonel Light's Cottage; Attached to wall of warehouse. Plaque only 1996 Heritage Survey Ref Page 54	e	9077
20 Owen Street PLYMPTON	Plympton Primary School; Including 1880s bluestone school building and 1950s red brick separate structure. 1998 Heritage Survey Ref. PL03	a c d	21108
419-433 South Road KESWICK	Richmond Primary School; Original 1898 red brick school building fronting South Road including gable end detailing, verandah form and other original detailing. 2003 Heritage Survey Ref. KE04	a c d	21085
180-184 Sir Donald Bradman Drive COWANDILLA	Shops; Painted masonry shops with projecting parapet detail and remaining original shopfront elements. 1998 Heritage Survey Ref. HI04	a c	21079
107 Port Road THEBARTON	Southwark Brewery Gardens; Garden strip to River Torrens. 1996 Heritage Survey Ref. Pages 67-68	a c f	9084
143-145 Sir Donald Bradman Drive HILTON	Theatre 62 (former Baptist Church & Hilton Soldier's Memorial Hall); Former 1872 Baptist Church with alterations and adjacent memorial hall (former Soldier's Memorial Institute). 1998 Heritage Survey Ref. HI01	a c	21081
85-87 Anzac Highway ASHFORD	Tree- Gum Tree Stump (rear of Ashford House); Extent and remains of gum tree stump 1998 Heritage Survey Ref AS02	a e f	21071
27-29 Elston Street BROOKLYN PARK	Lockleys Junior Primary School; External form and original detailing of the 1915 school building including brick coped gable ends, tall face red brick chimneys and other original detailing. Later extensions and additions do not form part of the listing. 1998 Heritage Survey Ref. BP02	a c d	21073
23 Lipsett Terrace BROOKLYN PARK	St John Bosco Parish Centre; External form and detailing of the circa 1910 former residence including masonry walls, timber joinery, return verandah and gabled roof form. Additions to the rear (north) of the property are not included in the listing. 1998 Heritage Survey Ref. BP01	a c	21072
5-7 May Terrace BROOKLYN PARK	Brooklyn Park Uniting Church; Overall external form and original detailing of 1913 church including gable end detailing, arch headed windows and face red brick walls. Later extensions and additions do not form part of the listing. 1998 Heritage Survey Ref. BP03	a c	21074
407 Anzac Highway CAMDEN PARK	House & Coach House; External form and detailing of residence fronting Anzac Highway and external form and detailing of two storeyed building along rear boundary of property. 1998 Heritage Survey Ref CP01	a d	21077
17-21 Davenport Terrace HILTON	Row Houses; External form and original materials and detailing of row of single storey masonry row houses. Later front porch additions and asbestos roof tiles are not included in the listing. 1998 Heritage Survey Ref. HI05	a b d	21080

2-4 Anthus Street LOCKLEYS	Dwelling; External form and detailing of 1883 bluestone residence including verandas, gable end detailing and timber door and joinery. 2003 Heritage Review Ref Page 3	a d e	21116
2 Cross Street LOCKLEYS	Dwelling; External form and detailing of 1911 house including face stone and render walls, strapped timber gable end and roof gables, verandah form and timber detailing. 2003 Heritage Review Ref. Page 14	a d	21119
10 & 10A Cross Street LOCKLEYS	Attached Dwellings; External form and detailing of the pair of c1908 residences including masonry construction, projecting gables and central verandah, and red face brick chimney. 2003 Heritage Review Ref. Page 17	a d	21123
362 Henley Beach Road LOCKLEYS	Soldier's Memorial Centre (now Odeon Cinema); External form and detailing of original memorial hall, particularly the elevation to Henley Beach Road. Later extensions and additions do not form part of the listing. 1998 Heritage Survey Ref. LO02	a c e	21088
46-48 Torrens Avenue LOCKLEYS	House; Overall external form and detailing of face bluestone residence with brick trim, timber gable end and verandah detailing. Later extensions to the north do not form part of the listing. 1998 Heritage Survey Ref. LO06	a d	21091
1 Elm Avenue MILE END	Dwelling; External form and details of c1920 houses. 1996 Heritage Survey Ref. Pages 78 & 79	a d	9103
3 Elm Avenue MILE END	Dwelling; External form and details of c1920 houses. 1996 Heritage Survey Ref. Pages 78 & 80	a d	9104
5 Elm Avenue MILE END	Dwelling; External form and details of c1920 houses. 1996 Heritage Survey Ref. Pages 78 & 80	a d	9105
7 Elm Avenue MILE END	Dwelling; External form and details of c1920 houses. 1996 Heritage Survey Ref. Pages 78 & 80	a d	9106
8 Elm Avenue MILE END	Dwelling; External form and details of c1920 houses. 1996 Heritage Survey Ref. Pages 78 & 81	a d	9107
9 Elm Avenue MILE END	Dwelling; External form and details of c1920 houses. 1996 Heritage Survey Ref. Pages 78 & 81	a d	9108
10 Elm Avenue MILE END	Dwelling; External form and details of c1920 houses. 1996 Heritage Survey Ref. Pages 78 & 81	a d	9109
16 Falcon Avenue MILE END	St James Anglican Church; External form, details and materials of 1901 Church. 1996 Heritage Survey Ref. Pages 82-83	a c d	9110
6-8 Henley Street 11-19 Elm Avenue MILE END	Offices; Former MTT Converter Station. External form, details and materials of 1910 structure (excluding front office addition) 1996 Heritage Survey Ref. Page 92	a d	9114
28-32 Henley Beach Road MILE END	Mile End Hotel; External form, details and materials of the original two storey section of hotel. 1996 Heritage Survey Ref. Pages 84-85	a b f	9111
147 Henley Beach Road MILE END	Former dwelling; External form, details and materials of front section of house. 1996 Heritage Survey Ref. Pages 88-89	a d f	9112
173 Henley Beach Road MILE END	Former service station; External form, details and original materials of front section of building. 1996 Heritage Survey Ref. Page 90	a d	9113

19 James Congdon Drive MILE END	Former International Harvester LTD Showroom; External form, details and materials of two storey frontage. 1996 Heritage Survey Ref. Pages 76-77	a d	9102
200 South Road MILE END	Holder Memorial Church; External form, details and materials of 1914-15 church. 1996 Heritage Survey Ref. Page 96-97	a c d f	9116
12a Victoria Street MILE END	Mile End Baptist Church; External form, details and materials of both the 1908 and 1912 sections of the church. Excluding rear hall. 1996 Heritage Survey Ref. Page 98	a c	9117
68 Brooker Terrace RICHMOND	St Aloysius Catholic Church; External form and detailing of 1933 red brick church including simple roof form and projecting northern bay with coping detail and eastern porch. 1998 Heritage Survey Ref RI01	a c	21109
71 Kingston Avenue RICHMOND	House; External form and detailing of circa 1910 bluestone house including bull-nose return verandah. 1998 Heritage Survey Ref. RI02	a b d	21110
32 Chapel Street THEBARTON	Dwelling; External form and original detailing of circa 1860 cottage 1996 Heritage Survey Ref Pages 47 - 48	a d	9089
41 Chapel Street THEBARTON	Dwelling; External form and materials of circa 1850 cottage 1996 Heritage Survey Ref Pages 47 - 48	a b d	9090
39 George Street THEBARTON	Wheatsheaf Hotel; External form, details and material of 1919 hotel. 1996 Heritage Survey Ref. Pages 57-58	a c d	9078
65-67 George Street THEBARTON	St Nicholas Greek Orthodox Church; External form, details and materials of 1959 church. 1996 Heritage Survey Ref. Pages 59	a d	9079
116 George Street THEBARTON	Former St John the Baptist School; External form, details and materials of 1939 frontage. 1996 Heritage Survey Ref. Page 60	a d	9080
12 & 12A Kintore Street THEBARTON	Dwelling; External form of c1865 cottage. 1996 Heritage Survey - refer to Thebarton Village Page 47	a d	9091
28 Kintore Street THEBARTON	Dwelling; External form, detailing and original elements of c1866 cottage. 1996 Heritage Survey - refer to Thebarton Village Page 47	a d	9092
30 Kintore Street THEBARTON	Dwelling; External form, gable detailing and other original materials of the c1850 cottage. 1996 Heritage Survey - refer to Thebarton Village Page 47	a d	9093
38 Kintore Street THEBARTON	Dwelling; External form, detailing and elements to gable ends and verandah of c1872 cottage. 1996 Heritage Survey - refer to Thebarton Village Page 47	a d	9094
42 Kintore Street THEBARTON	Dwelling; External form and detailing, particularly verandah and chimneys of c1866 cottage. 1996 Heritage Survey - refer to Thebarton Village Page 47	a d	9095
72 Kintore Street THEBARTON	Dwelling; Original external form of c1880 cottage. 1996 Heritage Survey - refer to Thebarton Village Page 47	a d	9096
114 Kintore Street THEBARTON	Kilmara Primary School convent and chapel; External form, details and materials of 1869 chapel, 1883 church and 1885 school building. 1996 Heritage Survey - Pages 64-65	a c e f	9082

57 Light Terrace THEBARTON	Former butcher's shop and dwelling; External form and detailing of 1891 shop original detailing of 1840s dwelling behind. Added after Review of 1996 Heritage Survey	a c d	9097
61 Light Terrace THEBARTON	Dwelling; External form and materials of c1876 cottage. Added after Review of 1996 Heritage Survey	a d	9098
63 Light Terrace THEBARTON	Dwelling; External form and original details (not including current verandah) of 1852 cottage. Added after Review of 1996 Heritage Survey	a d	9099
47-49 Maria Street THEBARTON	Semi-detached dwellings; Original external form of attached c1868 cottages. 1996 Heritage Survey - refer to Thebarton Village Page 47-49	a d e	9129
51 Maria Street THEBARTON	Dwelling; External form, materials and details of this c1868 cottage. 1996 Heritage Survey - refer to Thebarton Village Page 47-49	a d e	9100
53-55 Maria Street THEBARTON	Dwelling; External form and original detailing of c1868 attached cottages. 1996 Heritage Survey - refer to Thebarton Village Page 32-33	a d e	9101
64 Maria Street THEBARTON	Dwelling; Barbara Hanrahan's Studio; External form, details and materials of 1920s house, excluding the side garden allotment. 1996 Heritage Survey Ref. Page 66	c e	9083
107 Port Road THEBARTON	Electric Supply Company Transformer; External form, details and materials of building housing transformer. 1996 Heritage Survey Ref. Page 61	a d	9135
32 Queen Street (previously listed as 26- 32 Stirling Street) THEBARTON	Alaska Towers (former Alaska Ice Cream Factory); External form of 1920's structure from Fauldings use of site. 1996 Heritage Survey Ref Pages 72-75	a c d f	21066
51-57 South Road THEBARTON	West Thebarton Hotel; External form of 1880s hotel. 1996 Heritage Survey Ref. Page 46	a c	9085
125-133 South Road THEBARTON	Girl Guide and Scout Hall; External form, details and materials of 1939 hall 1996 Heritage Survey Ref Page 53	c	9076
125-133 South Road THEBARTON	Former Town Hall; Original external form, details and materials of 1885 Town Hall which remain. 1996 Heritage Survey Ref. Pages 70-71	a c	9086
135 South Road THEBARTON	Former Thebarton Court House and Police Station; External form, details and materials of the rendered masonry 1940 frontage to South Road and George Street. Added after Review of 1996 Heritage Survey	a c d	9088
141 South Road THEBARTON	Queen of Angels Church; External form, details and materials of 1916 church. 1996 Heritage Survey Ref. Pages 62-63	a c d f	9081
35-37 Stirling Street THEBARTON	University of Adelaide, Thebarton Campus - Factory Building (former Amdel Warehouse), Compound Building (former Caretakers Residence/Office), Hedge House Building (former Laboratories), former	a c d f	9087

	Boiler House and Chimney; External form of 1920s structures from Fauldings use of site. 1996 Heritage Survey Ref. Pages 72-75		
40 Ashley Street TORRENSVILLE	Thebarton Senior College (former Technical School); External form, details and materials of section of building fronting Ashley Street. 1996 Heritage Survey Ref Pages 102-104	a c d	9120
86 Ashley Street TORRENSVILLE	House (Albert Villa); External form, details and materials of 1890's section of house. 1996 Heritage Survey ref Pages 105-106	a d e	9121
1/31 & 2/31 Carlton Parade TORRENSVILLE	Attached Dwelling (former Congregational Church); External form, details and materials of the 1935 church 1996 Heritage Survey Ref Pages 107-108	a c d	9122
40-42 Carlton Parade TORRENSVILLE	Former Fire Station; External form, details and materials of 1917 Fire Station 1996 Heritage Survey Ref Pages 109-111	a c d	9123
114 Henley Beach Road TORRENSVILLE	Mile End Church of Christ; External form, details and materials of both church buildings. 1996 Heritage Survey Ref. Pages 114-115	a c	9118
180 Henley Beach Road TORRENSVILLE	The Royal Hotel; External form of hotel based on 1880s structure. 1996 Heritage Survey Ref. Pages 16-117	a c	9125
184-188 Henley Beach Road TORRENSVILLE	RW Fielder & Son District Centre; External form, details and materials of 1936 corner section of shop. 1996 Heritage Survey Ref. Page 118	a d	9126
194 Henley Beach Road TORRENSVILLE	Pan Aracadian Hall; External form, details and materials of the frontage to street. 1996 Heritage Survey Ref. Pages 119-120	a c	9127
8A Jervois Street TORRENSVILLE	Druids Hall; External form, details and materials of stone frontage to Jervois Street. 1996 Heritage Survey Ref. Pages 121-122	a c d	9128
68 Meyer Street TORRENSVILLE	Dwelling; External form, original details and materials of circa 1900 residence including front bay drum window, stone front elements, brick rear sections and complex roof form. 2004 Heritage Review	a d e	21124
49 Hardys Road UNDERDALE	Outbuilding; External form, original details and materials of single storey stone and brick outbuilding. 2004 Heritage Review	a e	21125
264 Henley Beach Road UNDERDALE	House 'Roseneath'; External form and original detailing of large circa 1880 residence including face stone walls, verandah with cast iron columns, circular turret, arched porch entrance and other original details. 1998 Heritage Survey Ref. UN01	a d	21113

Part 6.2 Significant Trees

Adelaide

Property Address	Suburb	Certificate of Title	Location	Species and Common Name	Criteria
Naval, Military and Airforce Club, 282 – 300 Angas Street	Adelaide	5623/432	19.6m from right hand boundary, 7m from kerb on Hutt Street	<i>Araucaria bidwillii</i> , <i>Bunya bunya pine</i>	i, vi
Naval, Military and Airforce Club, 282 – 300 Angas Street	Adelaide	5623/432	12.2m from right hand boundary, 11.5m from kerb on Hutt Street	<i>Lagunaria patersonii</i> , <i>Pyramid tree</i>	i, vi
Naval, Military and Airforce Club, 282 – 300 Angas Street	Adelaide	5623/432	38.4m from right hand boundary, 9.3m from kerb on Hutt Street	<i>Araucaria cunninghamii</i> , <i>Hoop pine</i> , <i>Moreton Bay pine</i>	i, vi
165-179 Archer Street (175) (also known as 55 Walter Street)	North Adelaide	5861/687, 5708/488	4m from right hand boundary, 30m from kerb	<i>Phoenix canariensis</i> , <i>Canary date palm</i>	i, vi
22-30 Bagot Street	North Adelaide	5007/331	1.5m from right hand boundary, 30m from kerb	<i>Jacaranda mimosifolia</i> , <i>Jacaranda</i>	i, vi
111-113 Brougham Place	North Adelaide	5790/36	15.7m from right hand boundary, 18m from kerb	<i>Celtis occidentalis</i> , <i>Hackberry</i> , <i>sugarberry</i>	i, vi
118-120 Brougham Place	North Adelaide	5063/174, (5063/167)	4m from right hand boundary, 28m from kerb	<i>Washingtonia filifera</i> , <i>Desert fan palm</i> , <i>petticoat palm</i>	i, vi
28A-30 Barnard Street	North Adelaide	5856/780	7.5m from right hand boundary, 42.4m from kerb	<i>Schinus molle</i> var. <i>areira</i> , <i>Pepper tree</i>	i, vi
31-39 Barnard Street	North Adelaide	5774/428	22m from right hand boundary, 12m from kerb	<i>Jacaranda mimosifolia</i> , <i>Jacaranda</i>	i, vi
68-70 Barnard Street	North Adelaide	5790/985	1m from right hand boundary, 50m from kerb	<i>Schinus molle</i> var. <i>areira</i> , <i>Pepper tree</i>	i, vi
101-113 Barnard Street	North Adelaide	5744/220	14m from right hand boundary, 4m from kerb	<i>Bauhinia</i> sp.	i, vi

	Adelaide				
117-119 Barnard Street	North Adelaide	5846/893	6m from right hand boundary, 18.5m from kerb	<i>Melia azedarach, White cedar</i>	i, vi
118-120 Barnard Street	North Adelaide	5475/242	16m from right hand boundary, 15m from kerb	<i>Agonis flexuosa, Willow-myrtle</i>	i, vi
173-177 Barton Terrace West (also known as 174 Barton Terrace West)	North Adelaide	5530/746	4m from right hand boundary, 6m from kerb	<i>Lophostemon confertus, Queens land box brush</i>	i, vi
169-172 Barton Terrace West	North Adelaide	5017/307	30m from right hand boundary, 20m from kerb	<i>Eucalyptus camaldulensis, River Red Gum</i>	i, ii, iii, v, vi
27-29 Boulton Street	North Adelaide	5285/209, 5293/66	1m from right hand boundary, 22m from kerb	<i>Fraxinus oxycarpa, Desert ash</i>	i, vi
21-26 Brougham Place	North Adelaide	5116/436	15.4m from right hand boundary, 7.4m from kerb on Ward Street	<i>Eucalyptus camaldulensis, River Red Gum</i>	i, ii, iii, v, vi
Lincoln College, 28-47 Brougham Place (also known as 83-93 Ward Street)	North Adelaide	5360/495	4.5m from right hand boundary, 43.6m from kerb on Brougham Place	<i>Celtis occidentalis, Hackberry, sugarberry</i>	i, vi
Lincoln College, 28-47 Brougham Place (also known as 83-93 Ward Street)	North Adelaide	5360/495	90m from right hand boundary, 16m from kerb on Brougham Place	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
Lincoln College, 28-47 Brougham Place (also known as 83-93 Ward Street)	North Adelaide	5360/495	91m from right hand boundary, 20m from kerb on Brougham Place	<i>Erythrina caffra, Straight coral tree, South African kaffir boom</i>	i, vi
Lincoln College, 28-47 Brougham Place (also known as 83-93 Ward Street)	North Adelaide	5360/495	4m from right hand boundary, 37.6m from kerb on Brougham Place	<i>Araucaria heterophylla, Norfolk Island pine</i>	i, vi
75-80 Brougham Place	North Adelaide	5112/961	4m from right hand boundary, 8m from kerb	<i>Dracaena draco, Dragon tree</i>	i, vi

161-167 Brougham Place	North Adelaide	5735/621	1m from right hand boundary, 9m from kerb on Brougham Place	<i>Platanus x acerifolia, London plane</i>	i, vi
161-167 Brougham Place	North Adelaide	5735/621	8m from right hand boundary, 6m from kerb on Brougham Place	<i>Celtis occidentalis, Hackberry, sugarberry</i>	i, vi
Parkview Townhomes, 168 Brougham Place	North Adelaide	5295/387	6m from right hand boundary, 9m from kerb	<i>Cedrus deodara, Deodar, Himalayan cedar</i>	i, vi
St Ann's College, 186-190 Brougham Place (also known as 292-300 Melbourne Street)	North Adelaide	5772/994 5852/548	53m from right hand boundary, 10m from kerb on Brougham Place	<i>Ulmus glabra 'Lutescans', Golden elm</i>	i, vi
St Ann's College, 186-190 Brougham Place (also known as 292-300 Melbourne Street)	North Adelaide	5772/994 5852/548	1.5m from right hand boundary, 34m from kerb on Brougham Place	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
St Ann's College, 186-190 Brougham Place (also known as 292-300 Melbourne Street)	North Adelaide	5772/994, 5 852/548	89m from right hand boundary, 9m from kerb on Brougham Place	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
St Ann's College, 186-190 Brougham Place (also known as 292-300 Melbourne Street)	North Adelaide	5772/994 5852/548	36m from right hand boundary, 9m from kerb on Brougham Place	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
St Ann's College, 186-190 Brougham Place, North Adelaide (also known as 292-300 Melbourne Street)	North Adelaide	5772/994 5852/548	1m from right hand boundary, 43m from kerb on Brougham Place	<i>Brachychiton populneus, Kurrajong</i>	i, vi
St Ann's College, 186-190 Brougham Place (also known as 292-300 Melbourne Street)	North Adelaide	5772/994 5852/548	38m from right hand boundary, 39.5m from kerb on Brougham Place	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
St Ann's College, 186-190 Brougham Place (also known as 292-300 Melbourne Street)	North Adelaide	5772/994 5852/548	10m from right hand boundary, 15m from kerb on Brougham Place	<i>Cupressus sempervirens 'Stricta', Roman or upright Italian cypress</i>	vi
191-195 Brougham Place	North Adelaide	5787/644	3m from right hand boundary, 6m from kerb	<i>Brachychiton acerifolia, Illawarra Flame Tree</i>	i, vi
217-220 Brougham Place	North Adelaide	984/123	6m from right hand boundary, 7m from kerb	<i>Chamaerops humilis, Dwarf fan-palm,</i>	i, vi

	Adelaide			<i>mediterranean palm</i>	
217-220 Brougham Place	North Adelaide	984/123	13m from right hand boundary, 7m from kerb	<i>Chamaerops humilis, Dwarf fan-palm, mediterranean palm</i>	i, vi
68-74 Buxton Street (72)	North Adelaide	5284/62	23.5m from right hand boundary, 43m from kerb	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
77-95 Buxton Street (85) (also known as 4-14 Figtree Court, 1-3 Rosman Court)	North Adelaide	5053/709	40m from right hand boundary, 45m from kerb	<i>Ficus macrophylla, Moreton Bay fig</i>	i, vi
St Lawrences Church, 122-150 Buxton Street (also known as 121-139 Hill Street)	North Adelaide	5811/436, (5451/445)	64m from right hand boundary, 8m from kerb on Buxton Street	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
St Lawrences Church, 122-150 Buxton Street (also known as 121-139 Hill Street)	North Adelaide	5811/436, (5451/445)	75m from right hand boundary, 8m from kerb on Buxton Street	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
Grey Ward Children's Centre, Off 1-15 Chatham Street	Adelaide	5493/753	7m from right hand boundary, 30m from kerb on Wright Street	<i>Ficus microcarpa, Laurel fig</i>	i, vi,
28-30 Childers Street	North Adelaide	5038/625	4m from right hand boundary, 48m from kerb	<i>Eucalyptus camaldulensis, River Red Gum</i>	i, ii, iii, v, vi
45-47 Childers Street	North Adelaide	5816/472	12m from right hand boundary, 70m from kerb	<i>Brachychiton populneus, Kurrajong</i>	i, vi
52 Childers Street	North Adelaide	3493/166	7m from right hand boundary, 41.5m from kerb	<i>Araucaria heterophylla, Norfolk Island pine</i>	i, vi
108 Childers Street (also known as 2-8 Hack Street)	North Adelaide	5136/30	3m from right hand boundary, 35m from kerb	<i>Fraxinus oxycarpa, Desert ash</i>	i, vi
122-124 Childers Street	North Adelaide	5124/926	0.5m from right hand boundary, 12.5m from kerb	<i>Populus nigra 'Italica', Lombardy poplar, Italian poplar, Pyramidal poplar</i>	i, vi

122-124 Childers Street	North Adelaide	5124/926	0.5m from right hand boundary, 15.5m from kerb	<i>Populus nigra 'Italica', Lombardy poplar, Italian poplar, Pyramidal poplar</i>	i, vi
122-124 Childers Street	North Adelaide	5124/926	0.5m from right hand boundary, 9.5m from kerb	<i>Populus nigra 'Italica', Lombardy poplar, Italian poplar, Pyramidal poplar</i>	i, vi
151-155 (153) Childers Street	North Adelaide	5804/224, 5845/885	4m from right hand boundary, 10m from kerb	<i>Cedrus deodara, Deodar, Himalayan cedar</i>	i, vi
166-170 Childers Street	North Adelaide	5066/578	8.5m from right hand boundary, 15m from kerb	<i>Camphor officinarium, Camphor Laurel</i>	i, vi
Kumanka, 202-220 Childers Street (206)	North Adelaide	5446/521	29m from right hand boundary, 46m from kerb	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
13-19 Dunn Street	North Adelaide	5007/73	1m from right hand boundary, 36m from kerb	<i>Olea europaea, Common olive</i>	i, vi
89 East Terrace	Adelaide	5207/683	1m from right hand boundary, 5m from kerb	<i>Schinus molle var. areira, Pepper tree</i>	i, vi
91 East Terrace	Adelaide	5172/10	17m from right hand boundary, 24m from kerb	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi
91 East Terrace	Adelaide	5172/10	3m from right hand boundary, 5m from kerb	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi
91 East Terrace	Adelaide	5172/10	12m from right hand boundary, 7m from kerb	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi
91 East Terrace	Adelaide	5172/10	2m from right hand boundary, 5m from kerb	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi
Rymill House, 93-100 East Terrace (also known as 302-320 Flinders Street and 24-40 Hutt Street)	Adelaide	5518/1	12.5m from right hand boundary, 7m from kerb	<i>Quercus ilex, Holm oak, holly oak</i>	i, vi
Rymill House, 93-100 East Terrace (also known as 302-320 Flinders Street and 24-40 Hutt Street)	Adelaide	5518/1	54m from right hand boundary, 41m from kerb	<i>Schinus molle var. areira, Pepper tree</i>	i, iii, vi

Rymill House, 93-100 East Terrace (also known as 302-320 Flinders Street and 24-40 Hutt Street)	Adelaide	5518/1	24m from right hand boundary, 14.5m from kerb	<i>Washingtonia robusta</i> , Mexican fan palm	i, vi
Rymill House, 93-100 East Terrace (also known as 302-320 Flinders Street and 24-40 Hutt Street)	Adelaide	5518/1	54m from right hand boundary, 51m from kerb	<i>Schinus molle</i> var. <i>areira</i> , Pepper tree	i, vi
Rymill House, 93-100 East Terrace (also known as 302-320 Flinders Street and 24-40 Hutt Street)	Adelaide	5518/1	38m from right hand boundary, 8m from kerb	<i>Araucaria cunninghamii</i> , Hoop pine, Moreton Bay pine	i, vi
176-180 East Terrace	Adelaide	5781/291	4m from right hand boundary, 6m from kerb on northern frontage	<i>Arbutus unedo</i> , Strawberry tree	i, vi
217-219 East Terrace (also known as 1-9 Wilson Street)	Adelaide	5482/783	On right hand boundary, 44.5m from kerb on East Terrace	<i>Brachychiton populneus</i> , Kurrajong	i, vi
232-247 East Terrace (233)	Adelaide	5028/835	4m from right hand boundary, 6.3m from kerb on northern frontage	<i>Lagunaria patersonii</i> , Pyramid tree	i, vi
232-247 East Terrace (240)	Adelaide	5028/835	40m from right hand boundary, 6.5m from kerb on northern frontage	<i>Brachychiton</i> sp.	i, vi
232-247 East Terrace (240)	Adelaide	5028/835	49.5m from right hand boundary, 6.5m from kerb on northern frontage	<i>Brachychiton</i> sp.	i, vi
248-253 East Terrace	Adelaide	5256/16	7.5m from right hand boundary, 22.3m from kerb	<i>Syzygium australe</i> syn. <i>Paniculatum</i> , Brush cherry, scrub-cherry, creek lilly-pilly	i, iii, vi
18-20 Finnis Court	Adelaide	5133/559	8m from right hand boundary, 15m from kerb on Finnis Court	<i>Celtis occidentalis</i> , Hackberry, sugarberry	i, vi
14-24 Finnis Street	North Adelaide	5343/156 5343/157	23m from right hand boundary, 4m from kerb	<i>Schinus molle</i> var. <i>areira</i> , Pepper tree	i, vi

42 Finniss Street	North Adelaide	5395/312	2m from right hand boundary, 5m from kerb	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
42 Finniss Street	North Adelaide	5395/312	2m from right hand boundary, 5m from kerb	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
42 Finniss Street	North Adelaide	5395/312	2m from right hand boundary, 5m from kerb	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
Kathleen Lumley College, Voting Records, 51 Finniss Street	North Adelaide	1702/33, 5872/319	37m from right hand boundary, 40m from kerb on Finniss Street	<i>Platanus x acerifolia, London plane</i>	i, vi
Kathleen Lumley College, Voting Records, 51 Finniss Street	North Adelaide	1702/33, 5872/319	70m from right hand boundary, 30m from kerb	<i>Ulmus parvifolia, Chinese elm</i>	i, vi
82-86 Finniss Street	North Adelaide	5679/149	7m from right hand boundary, 10m from kerb on Finniss Street	<i>Cedrus atlantica 'Glauca', Blue atlas cedar</i>	i, vi
St Mary's Dominican Convent, 255 - 299 Franklin Street	Adelaide	5842/466	90m from right hand boundary, 40m from kerb	<i>Cupressus macrocarpa, Monterey cypress</i>	i, vi
89 Gilles Street	Adelaide	5494/502	6m from right hand boundary, 40m from kerb	<i>Schinus molle var. areira, Pepper tree</i>	i, iii, vi
413-427 Gilles Street (427)	Adelaide	5035/692 (5035/691)	50m from right hand boundary, 5m from kerb	<i>Eucalyptus nicholii, Narrow-leaf black peppermint, willow-leaf</i>	i, vi
424-428 Gilles Street	Adelaide	5278/435	20m from right hand boundary, 6m from kerb	<i>Eucalyptus camaldulensis, River red gum</i>	i, ii, iii, v, vi
430-438 Gilles Street (vacant block to east of 432)	Adelaide	5109/127	4m from right hand boundary, 6m from kerb	<i>Eucalyptus cladocalyx, Sugar gum</i>	i, iv, vi
430-438 Gilles Street (432)	Adelaide	5109/127	22m from right hand boundary, 40m from kerb	<i>Pinus halepensis, Aleppo pine</i>	i, vi
430-438 Gilles Street (432)	Adelaide	5109/127	1m from right hand boundary, 40m from kerb	<i>Ficus macrophylla, Moreton Bay fig</i>	i, vi

North Adelaide Primary School, 57-59 Gover Street	North Adelaide	3288/190	50m from right hand boundary, 6m from kerb	<i>Araucaria heterophylla</i> , Norfolk Island pine	i, vi
North Adelaide Primary School, 57-59 Gover Street	North Adelaide	3288/190	35m from right hand boundary, 35m from kerb	<i>Fraxinus oxycarpa</i> , Desert ash	i, vi
North Adelaide Primary School, 57-59 Gover Street	North Adelaide	3288/190	30m from right hand boundary, 35m from kerb	<i>Erythrina indica</i> , Indian coral-tree	i, vi
211-215 Gover Street	North Adelaide	5742/137	11m from right hand boundary, 8m from kerb	<i>Robinia pseudoacacia</i> , Black locust, false-acacia	i, vi
211-215 Gover Street	North Adelaide	5742/137	1.5m from right hand boundary, 14m from kerb	<i>Washingtonia filifera</i> , Desert fan palm, petticoat palm	i, vi
100-104 Hill Street	North Adelaide	5315/338	3.5m from right hand boundary, 9m from kerb	<i>Jacaranda mimosifolia</i> , Jacaranda	i, vi
106-108 Hill Street	North Adelaide	5775/620	0.5m from right hand boundary, 17m from kerb	<i>Washingtonia robusta</i> , Mexican fan palm	i, vi
35 Hurtle Square	Adelaide	5856/49	5.5m from right hand boundary, 33.8m from kerb	<i>Corymbia citriodora</i> , Lemon-scented gum	i, vi
37 Hurtle Square	Adelaide	5774/793	2.7m from right hand boundary, 30.8m from kerb	<i>Arecastrum romanzoffianum</i>	vi
187-189 Hutt Street	Adelaide	5782/246	8m from right hand boundary, 20m from kerb	<i>Ginkgo biloba</i> , Maidenhair tree	i, vi
251-251A Hutt Street (also known as OFF 261 Hutt Street)	Adelaide	5849/705	9.3m from right hand boundary, 28m from kerb	<i>Phoenix canariensis</i> , Canary date palm	i, vi
21-37 Jeffcott Street (also known as 11-19 Strangways Terrace)	North Adelaide	5016/176	5.8m from right hand boundary, 22m from kerb on Jeffcott Street	<i>Eucalyptus saligna</i> , Sydney blue gum	i, vi
21-37 Jeffcott Street (also known as 11-19 Strangways Terrace)	North Adelaide	5016/176	34m from right hand boundary, 5.5m from kerb on Strangways Terrace	<i>Eucalyptus camaldulensis</i> , River red gum	i, ii, iii, v, vi
39-45 Jeffcott Street (also known as 20-23 Strangways Terrace)	North Adelaide	5068/493	25m from right hand boundary,	<i>Erythrina caffra</i> , Strait	i, vi

	Adelaide		12m from kerb on Jeffcott Street	<i>coral tree, South African kaffir boom</i>	
44-46 Jeffcott Street	North Adelaide	5855/313	9.5m from right hand boundary, 27m from kerb	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
52-60 Jeffcott Street (2/60)	North Adelaide	ST-5422/1	11.5m from right hand boundary, 14m from kerb	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
55-59 Jeffcott Street	North Adelaide	5059/356	19.3m from right hand boundary, 13.7m from kerb	<i>Brachychiton populneus, Kurrajong</i>	i, vi
117 Jeffcott Street	North Adelaide	5537/217	5m from right hand boundary, 2m from kerb on Frederick Place	<i>Fraxinus oxycarpa, Desert ash</i>	i, vi
Lutheran Seminary, 102-120 Jeffcott Street (also known as 7-9 Ward Street)	North Adelaide	5388/373	2m from right hand boundary, 47m from kerb on Jeffcott Street	<i>Corymbia citriodora, Lemon-scented gum</i>	i, vi
Lutheran Seminary, 102-120 Jeffcott Street (also known as 7-9 Ward Street)	North Adelaide	5388/373	52.5m from right hand boundary, 57m from kerb on Jeffcott Street	<i>Platanus x acerifolia, London plane</i>	i, vi
Lutheran Seminary, 102-120 Jeffcott Street (also known as 7-9 Ward Street)	North Adelaide	5388/373	32.5m from right hand boundary, 15.6m from kerb on Jeffcott Street	<i>Phoenix canariensis, Canary date palm</i>	i, vi
Lutheran Seminary, 102-120 Jeffcott Street (also known as 7-9 Ward Street)	North Adelaide	5388/373	17m from right hand boundary, 105m from kerb on Jeffcott Street	<i>Ulmus glabra 'Lutescans', Golden elm</i>	i, vi
217-219 Jeffcott Street (known as 217 Jeffcott Street)	North Adelaide	5370/599	1m from right hand boundary, 32m from kerb	<i>Celtis occidentalis, Hackberry, sugarberry</i>	i, vi
St Mark's College, 97-113 Kermode Street (also known as Downer House, 45-48 Pennington Terrace)	North Adelaide	5778/198 5813/743, 5714/224 5324/114 5324/115 5329/291	77m from right hand boundary, 95m from kerb on Kermode Street	<i>Ulmus parvifolia, Chinese elm</i>	i, vi
St Mark's College, 97-113 Kermode Street (also known as Downer House, 45-48 Pennington Terrace)	North Adelaide	5778/198, 5813/743, 5714/224 5324/114 5324/115 5329/291	70m from right hand boundary, 66.5m from kerb on Kermode Street	<i>Platanus x acerifolia, London plane</i>	i, vi

St Mark's College, 97-113 Kermode Street (also known as Downer House, 45-48 Pennington Terrace)	North Adelaide	5778/198, 5813/743, 5714/224, 5324/114, 5324/115, 5329/291	72m from right hand boundary, 66.5m from kerb on Kermode Street	<i>Platanus x acerifolia, London plane</i>	i, vi
St Mark's College, 97-113 Kermode Street (also known as Downer House, 45-48 Pennington Terrace)	North Adelaide	5778/198, 5813/743, 5714/224, 5324/114, 5324/115, 5329/291	25.5m from right hand boundary, 37m from kerb on Kermode Street	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
St Mark's College, 97-113 Kermode Street (also known as Downer House, 45-48 Pennington Terrace)	North Adelaide	5778/198, 5813/743, 5714/224, 5324/114, 5324/115, 5329/291	55m from right hand boundary, 90.5m from kerb on Kermode Street	<i>Syzygium paniculatum, Brush-cherry, scrub-cherry, creek lilly-pilly</i>	i, vi
St Mark's College, 97-113 Kermode Street (also known as Downer House, 45-48 Pennington Terrace)	North Adelaide	5778/198, 5813/743, 5714/224, 5324/114, 5324/115, 5329/291	40m from right hand boundary, 46m from kerb on Kermode Street	<i>Cinnamomum camphora, Camphor tree</i>	i, vi
138-140 Kermode Street (known as 140 Kermode Street)	North Adelaide	5147/535	1m from right hand boundary, 25m from kerb	<i>Sophora japonica, Pagoda tree</i>	i, vi
St Peter's Cathedral, 22-30 King William Road	North Adelaide	5526/917, 5196/656, 5213/158	21.7m from right hand boundary, 34m from kerb on King William Road	<i>Platanus x acerifolia, London plane</i>	i, vi
St Peter's Cathedral, 22-30 King William Road	North Adelaide	5526/917, 5196/656, 5213/158	34.5m from right hand boundary, 29m from kerb on King William Road	<i>Platanus x acerifolia, London plane</i>	i, vi
St Peter's Cathedral, 22-30 King William Road	North Adelaide	5526/917, 5196/656, 5213/158	72.4m from right hand boundary, 27m from kerb on Pennington Terrace	<i>Platanus x acerifolia, London plane</i>	i, vi
St Peter's Cathedral, 22-30 King William Road	North Adelaide	5526/917, 5196/656, 5213/158	26.5m from right hand boundary, 15.5m from kerb on King William Road	<i>Ulmus procera, English elm</i>	i, vi
St Peter's Cathedral, 22-30 King William Road	North Adelaide	5526/917, 5196/656, 5213/158	68.7m from right hand boundary, 14.5m from kerb	<i>Platanus x acerifolia, London plane</i>	i, vi

			on Pennington Terrace		
51-60 (56) Kingston Terrace (also known as 82-100 Stanley Street)	North Adelaide	5052/45	29m from right hand boundary of the units, 6m from kerb on Kingston Terrace	<i>Corymbia ficifolia</i> , <i>Red-flowering gum</i>	i, vi
101-108 Kingston Terrace	North Adelaide	5814/376	30m from right hand boundary, 6m from kerb	<i>Ginkgo biloba</i> , <i>Maidenhair tree</i>	i, vi
109-112 Kingston Terrace	North Adelaide	5544/440	24m from right hand boundary, 30m from kerb	<i>Ulmus glabra</i> 'Lutescans', <i>Golden elm</i>	i, vi
22 Lakeman Street (also known as OFF 12 Lakeman Street)	North Adelaide	2425/169	14m from right hand boundary, 8.4m from kerb	<i>Cupressus sempervirens</i> , <i>Candle pine</i> , <i>pencil pine</i>	i, vi
59-60 LeFevre Terrace (also known as 1-13 Tynte Street)	North Adelaide	5149/54	0.5m from right hand boundary, 11.5m from kerb on LeFevre Terrace	<i>Jacaranda mimosifolia</i> , <i>Jacaranda</i>	i, vi
59-60 LeFevre Terrace (also known as 1-13 Tynte Street)	North Adelaide	5149/54	0.5m from right hand boundary, 7.4m from kerb on LeFevre Terrace	<i>Jacaranda mimosifolia</i> , <i>Jacaranda</i>	i, vi
70 LeFevre Terrace	North Adelaide	5784/950	0.5m from right hand boundary, 30m from kerb	<i>Washingtonia robusta</i> , <i>Mexican fan palm</i>	i, vi
91-92 LeFevre Terrace	North Adelaide	5107/208	9m from right hand boundary, 21m from kerb	<i>Celtis australis</i> , <i>Nettle tree</i>	i, vi
93-95 LeFevre Terrace	North Adelaide	5107/207	1m from right hand boundary, 30m from kerb	<i>Araucaria heterophylla</i> , <i>Norfolk Island pine</i>	i, vi
46 MacKinnon Parade	North Adelaide	3450/121	5m from right hand boundary, 4m from kerb	<i>Olea europaea</i> , <i>Common olive</i>	i, vi
169-170 MacKinnon Parade	North Adelaide	5295/396	5m from right hand boundary, 43m from kerb	<i>Cupressus sempervirens</i> 'Stricta', <i>Roman or upright Italian cypress</i>	i, vi

169-170 MacKinnon Parade	North Adelaide	5295/396	14m from right hand boundary, 5m from kerb	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
169-170 MacKinnon Parade	North Adelaide	5295/396	11m from right hand boundary, 57m from kerb	<i>Melia Azedarac, White cedar</i>	vi
313-319 Melbourne Street (also known as 175-176 Brougham Place)	North Adelaide	5135/604	1m from right hand boundary, 10m from kerb on Brougham Place	<i>Phoenix canariensis, Canary date palm</i>	i, vi
175 MacKinnon Parade	North Adelaide	ST-5298/554	25m from right hand boundary, 28m from kerb	<i>Phoenix canariensis, Canary date palm</i>	vi
84-86 Margaret Street (84)	North Adelaide	5792/199	5m from right hand boundary, 25m from kerb	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
84-86 Margaret Street (84)	North Adelaide	5792/199	2.7m from right hand boundary, 1.7m from kerb	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
85 Margaret Street	North Adelaide	5787/536	4m from right hand boundary, 3m from kerb	<i>Washingtonia robusta, Mexican fan palm</i>	vi
125 Melbourne Street	North Adelaide	5558/478	4m from right hand boundary, 45m from kerb	<i>Melia azedarach, White cedar</i>	i
182-184 Melbourne Street (also known as 1-11 Frederick Street and 1-3 Sherwood Close)	North Adelaide	5609/687	10m from right hand boundary, 32m from kerb on Melbourne Street	<i>Fraxinus 'Raywood', Claret ash</i>	i, vi
185-187 Melbourne Street	North Adelaide	5248/779	8m from right hand boundary, 4m from kerb	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
185-187 Melbourne Street	North Adelaide	5248/779	4m from right hand boundary, 41m from kerb	<i>Juglans regia, Black walnut</i>	i, vi
191-195 Melbourne Street (known as 195 Melbourne Street)	North Adelaide	5018/549	8m from right hand boundary, 27m from kerb	<i>Juglans regia, Black walnut</i>	i, vi

191-195 Melbourne Street (known as 191 Melbourne Street)	North Adelaide	5018/549, 5052/549	20m from right hand boundary, 25m from kerb	Castanospermum australe, Black bean, Moreton Bay chestnut	i, vi
198-200 Melbourne Street (also known as OFF 31 Old street)	North Adelaide	4397/237	7m from right hand boundary, 66m from kerb on Melbourne Street	<i>Corymbia citriodora, Lemon-scented gum</i>	i, vi
213-215 Melbourne Street	North Adelaide	5545/515	6m from right hand boundary, 7.5m from kerb	<i>Cupressus sempervirens 'Stricta', Roman or upright Italian cypress</i>	i, vi
213-215 Melbourne Street	North Adelaide	5545/515	2m from right hand boundary, 4m from kerb	<i>Cupressus sempervirens 'Stricta', Roman or upright Italian cypress</i>	i, vi
217-219 Melbourne Street	North Adelaide	5832/412	1m from right hand boundary, 7m from kerb	<i>Cupressus sempervirens 'Stricta', Roman or upright Italian cypress</i>	i, vi
217-219 Melbourne Street	North Adelaide	5832/412	14m from right hand boundary, 14m from kerb	Cupressus sempervirens, Candle pine, pencil pine	i, vi
217-219 Melbourne Street	North Adelaide	5832/412	12m from right hand boundary, 5m from kerb	Cupressus sempervirens, Candle pine, pencil pine	i, vi
231-235 Melbourne Street	North Adelaide	5379/118	3m from right hand boundary, 53m from kerb	<i>Schinus molle var. areira, Pepper tree</i>	i
231-235 Melbourne Street	North Adelaide	5379/118	10.2m from right hand boundary, 41m from kerb	<i>Schinus molle var. areira, Pepper tree</i>	i, vi
231-235 Melbourne Street	North Adelaide	5379/118	53m from right hand boundary, 5m from kerb	<i>Schinus molle var. areira, Pepper tree</i>	i, vi
241-245 Melbourne Street	North Adelaide	5789/10	20m from right hand boundary, 5m from kerb	Brachychiton discolor, Scrub bottle-tree, white kurrajong, Queensland lacebark	i, vi

246-250 Melbourne Street (also known as 1-11 New Street)	North Adelaide	5005/766	6m from right hand boundary, 20m from kerb	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
246-250 Melbourne Street (also known as 1-11 New Street)	North Adelaide	5005/766	23m from right hand boundary, 34m from kerb on Melbourne Street	<i>Arbutus unedo</i> , Strawberry tree	i, vi
258-264 Melbourne Street	North Adelaide	5439/702	17m from right hand boundary, 5m from kerb	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
258-264 Melbourne Street	North Adelaide	5439/702	6m from right hand boundary, 4m from kerb	<i>Ficus rubiginosa</i> , Rusty fig, Port Jackson fig	i, vi
261-263 Melbourne Street	North Adelaide	5198/4	7m from right hand boundary, 11m from kerb	<i>Pistacia chinensis</i> , Chinese pistachio	i, vi
Deepacres, 283-291 Melbourne Street (also known as 287 Melbourne Street)	North Adelaide	5044/985	5.5m from right hand boundary, 14m from kerb on Melbourne Street	<i>Populus nigra 'Italica'</i> , Lombardy poplar, Italian poplar, Pyramidal poplar	i, vi
Deepacres, 283-291 Melbourne Street (also known as 287 Melbourne Street)	North Adelaide	5044/985	6m from right hand boundary, 27.5m from kerb on Melbourne Street	<i>Populus nigra 'Italica'</i> , Lombardy poplar, Italian poplar, Pyramidal poplar	i, vi
Deepacres, 283-291 Melbourne Street (also known as 287 Melbourne Street)	North Adelaide	5044/985	2.5m from right hand boundary, 13.6m from kerb on Melbourne Street	<i>Populus nigra 'Italica'</i> , Lombardy poplar, Italian poplar, Pyramidal poplar	i, vi
Deepacres, 283-291 Melbourne Street (also known as 287 Melbourne Street)	North Adelaide	5044/985	3.5m from right hand boundary, 11.4m from kerb on Melbourne Street	<i>Populus nigra 'Italica'</i> , Lombardy poplar, Italian poplar, Pyramidal poplar	i, vi
Deepacres, 283-291 Melbourne Street (also known as 287 Melbourne Street)	North Adelaide	5045/1	6m from right hand boundary, 28m from kerb on Melbourne Street	<i>Populus nigra 'Italica'</i> , Lombardy poplar, Italian poplar, Pyramidal poplar	i, vi

Deepacres, 283-291 Melbourne Street (also known as 287 Melbourne Street)	North Adelaide	5045/1	3m from right hand boundary, 4m from kerb on Melbourne Street	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
21-23 Molesworth Street (also known as 31 Barnard Lane)	North Adelaide	5751/236	7m from right hand boundary, 60m from kerb	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
11-13 Mills Terrace	North Adelaide	5177/728	2m from right hand boundary, 14m from kerb	<i>Celtis occidentalis, Hackberry, sugarberry</i>	i, vi
38-40 Mills Terrace	North Adelaide	5597/544	4m from right hand boundary, 67m from kerb	<i>Schinus molle var. areira, Pepper tree</i>	i, vi
St Helens, 46-50 Mills Terrace	North Adelaide	5804/422	10m from right hand boundary, 55m from kerb	<i>Erythrina caffra, Straight coral tree, South African kaffir boom</i>	i, vi
Sidegarth, 75-85 Mills Terrace	North Adelaide	5498/995	1m from right hand boundary, 21m from kerb on northern frontage	<i>Araucaria heterophylla, Norfolk Island pine</i>	i, vi
86-90 Mills Terrace	North Adelaide	5655/647	4m from right hand boundary, 10m from kerb	<i>Cinnamomum camphora, Camphor tree</i>	i, vi
146-147 Mills Terrace	North Adelaide	5848/755	7m from right hand boundary, 6m from kerb	<i>Cupressus glabra, Smooth Arizona cypress</i>	i, vi
61 Molesworth Street	North Adelaide	1315/49	28m from right hand boundary, 40m from kerb	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
61 Molesworth Street	North Adelaide	1315/49	25m from right hand boundary, 40m from kerb	<i>Jacaranda mimosifolia, Jacaranda</i>	vi
74-78 Molesworth Street	North Adelaide	5462/174	1m from right hand boundary, 30m from kerb	<i>Washingtonia robusta, Mexican fan palm</i>	vi
St Dominic's Priory, 131-139 Molesworth Street	North Adelaide	5640/2, 5847/151, 5847/149	155m from right hand boundary, 7.5m from kerb	<i>Corymbia citriodora, Lemon-scented gum</i>	i, vi

St Dominic's Priory, 131-139 Molesworth Street	North Adelaide	5640/2, 5847/151, 5847/149	35m from right hand boundary, 65.7m from kerb	<i>Schinus molle</i> var. <i>areira</i> , <i>Pepper tree</i>	i, vi
St Dominic's Priory, 131-139 Molesworth Street	North Adelaide	5640/2, 5847/151, 5847/149	73m from right hand boundary, 77.7m from kerb	<i>Washingtonia filifera</i> , <i>Desert fan palm</i> , <i>petticoat palm</i>	i, vi
St Dominic's Priory, 131-139 Molesworth Street	North Adelaide	5640/2	96m from right hand boundary, 77.7m from kerb	<i>Schinus molle</i> var. <i>areira</i> , <i>Pepper tree</i>	i, vi
172 Molesworth Street	North Adelaide	5534/707	1m from right hand boundary, 8m from kerb	<i>Salix babylonica</i> , <i>Weeping willow</i>	i, vi
Gleeson House, 11-20 Montefiore Hill (part of Aquinas College)	North Adelaide	5740/660	1.8m from right hand boundary, 37m from kerb on Palmer Place	<i>Fraxinus 'Raywood'</i> , <i>Claret ash</i>	i, vi
Aquinas College, Montefiore, 1-10 Montefiore Hill	North Adelaide	167/211	52m from right hand boundary, 5m from kerb on Palmer Place	<i>Syzygium paniculatum</i> , <i>Bru sh-cherry</i> , <i>scrub-cherry</i> , <i>creek lilly-pilly</i>	i, vi
13-19 New Street	North Adelaide	5238/735	1m from right hand boundary, 1m from kerb on New Street	<i>Brachychiton populneus</i> , <i>Kurra jong</i>	i, vi
Holy Trinity Church, 84 – 90 North Terrace	Adelaide	5799/241	30m from right hand boundary, 15m from kerb	<i>Brachychiton populneus</i> , <i>Kurra jong</i>	i, vi
Holy Trinity Church 84 – 90 North Terrace	Adelaide	5799/241	1m from right hand boundary, 15m from kerb	<i>Eucalyptus cladocalyz</i> , <i>Sugar gum</i>	i, vi
263 North Terrace	Adelaide	5085/918	2m from right hand boundary, 4m from kerb	<i>Washingtonia robusta</i> , <i>Mexican fan palm</i>	i, iii, vi
264 – 265 North Terrace	Adelaide	5128/559	6m from right hand boundary, 6m from kerb	<i>Washingtonia robusta</i> , <i>Mexican fan palm</i>	i, vi
Ayers House, 287 – 300 North Terrace	Adelaide	5147/367	8m from right hand boundary, 35m from kerb	<i>Jacaranda mimosifolia</i> , <i>Jacaranda</i>	i, vi
Ayers House, 287 – 300 North Terrace	Adelaide	5147/367	20m from right hand boundary, 30m from kerb	<i>Photinia serrulata</i> , <i>Chinese hawthorn</i>	i, vi
Hotel Adelaide International, 1-19 O'Connell Street (also known as 61-69 Brougham Place and 121-137 Ward Street and Australia Lane)	North Adelaide	5118/156 5118/185 5118/569 5118/588 5118/804	55.5m from right hand boundary, 37.5m from kerb on Brougham Place	<i>Strelitzia nicholai</i> , <i>Giant Bird of Paradise</i>	i, vi

26-27 Palmer Place	North Adelaide	5669/453	15.6m from right hand boundary, 16m from kerb on Palmer Place	<i>Grevillea robusta</i> , <i>Silky oak</i>	i, vi
Christ Church, 31-40 Palmer Place (also known as 36-40 Palmer Place, Christchurch Lane and 62-80 Jeffcott Street)	North Adelaide	LT-X/30	22m from right hand boundary, 10m from kerb on Palmer Place	<i>Platanus x acerifolia</i> , <i>London plane</i>	i, vi
Bishops Court, 41-50 Palmer Place (also known as 45 Palmer Place, Christchurch Lane and 201-219 Ward Street)	North Adelaide	5141/72	29m from right hand boundary, 5m from kerb on Palmer Place	<i>Jacaranda mimosifolia</i> , <i>Jacaranda</i>	i, vi
Bishops Court, 41-50 Palmer Place (also known as 45 Palmer Place, Christchurch Lane and 201-219 Ward Street)	North Adelaide	5141/72	1m from right hand boundary, 47.5m from kerb on Palmer Place	<i>Washingtonia filifera</i> , <i>Desert fan palm</i> , <i>petticoat palm</i>	i, vi
Bishops Court, 41-50 Palmer Place (also known as 45 Palmer Place, Christchurch Lane and 201-219 Ward Street)	North Adelaide	5141/72	27.5m from right hand boundary, 45.5m from kerb on Palmer Place	<i>Pinus canariensis</i> , <i>Canary islands pine</i>	i, vi
Duncraig, 55-59 Palmer Place	North Adelaide	5101/655	1m from right hand boundary, 31.5m from kerb	<i>Jacaranda mimosifolia</i> , <i>Jacaranda</i>	i, vi
81-83 Palmer Place	North Adelaide	5250/323	1m from right hand boundary, 47.5m from kerb	<i>Populus sp.</i>	i, vi
Memorial Hospital, 1-10 Pennington Terrace (also known as 1-23 Kermode Street and 1-20 Sir Edwin Smith Avenue)	North Adelaide	5301/672 5301/673 5301/674	105m from right hand boundary, 8m from kerb on Sir Edwin Smith Avenue	<i>Ulmus glabra</i> 'Camperdown', <i>Form of Wych Elm</i>	i, vi
Memorial Hospital, 1-10 Pennington Terrace (also known as 1-23 Kermode Street and 1-20 Sir Edwin Smith Avenue)	North Adelaide	5301/672 5301/673 5301/674	1m from right hand boundary, 23m from kerb on Sir Edwin Smith Avenue	<i>Casuarina cunninghamiana</i> , <i>River oak</i> , <i>River sheaok</i>	i, vi
Memorial Hospital, 1-10 Pennington Terrace (also known as 1-23 Kermode Street and 1-20 Sir Edwin Smith Avenue)	North Adelaide	5301/672 5301/673 5301/674	53m from right hand boundary, 4m from kerb on Sir Edwin Smith Avenue	<i>Syzygium paniculatum</i> , <i>Bruce cherry</i> , <i>scrub-cherry</i> , <i>creek lilly-pilly</i>	i, vi
Memorial Hospital, 1-10 Pennington Terrace (also known as 1-23 Kermode Street and 1-20 Sir Edwin Smith Avenue)	North Adelaide	5301/672 5301/673 5301/674	8m from right hand boundary, 6m from kerb on Sir Edwin Smith Avenue	<i>Jacaranda mimosifolia</i> , <i>Jacaranda</i>	i, vi
Memorial Hospital, 1-10 Pennington Terrace (also known as 1-23 Kermode Street and 1-20 Sir Edwin Smith Avenue)	North Adelaide	5301/672 5301/673 5301/674	17m from right hand boundary, 5m from kerb on	<i>Washingtonia robusta</i> , <i>Mexican fan palm</i>	i, vi

			Sir Edwin Smith Avenue		
Memorial Hospital, 1-10 Pennington Terrace (also known as 1-23 Kermode Street and 1-20 Sir Edwin Smith Avenue)	North Adelaide	5301/672 5301/673 5301/674	125m from right hand boundary, 6m from kerb on Sir Edwin Smith Avenue	<i>Syzygium paniculatum</i> , <i>Bru sh-cherry</i> , <i>scrub-cherry</i> , <i>creek lilly-pilly</i>	i, vi
Religious Friends Meeting House, 41 Pennington Terrace (also known as 40a Pennington Terrace)	North Adelaide	1683/116, 5868/205	14.7m from right hand boundary, 28m from kerb	<i>Olea europaea</i> , <i>Common olive</i>	i, vi
Hawker House, 54-57 Pennington Terrace	North Adelaide	5360/544	28m from right hand boundary, 10m from kerb	<i>Pittosporum undulatum</i> , <i>Sweet pittosporum</i>	i, vi
74 Regent Street South	Adelaide	5153/228	27.5m from right hand boundary, 2m from kerb	<i>Brachychiton discolor</i> , <i>scrub bottle-tree</i> , <i>white kurrajong</i> , <i>Queensland lacebark</i>	i, vi
18 Ruthven Avenue	Adelaide	5113/650	4m from right hand boundary, 3m from kerb	<i>Washingtonia filifera</i> , <i>Desert fan palm</i> , <i>petticoat palm</i>	i, vi
Parkholme, 17-28 South Terrace (19)	Adelaide	5068/948	51m from right hand boundary, 43m from kerb	<i>Erythrina indica</i> , <i>Indian coral-tree</i>	i, vi
50-53 South Terrace	Adelaide	1260/117	1m from right hand boundary, 39m from kerb	<i>Araucaria cunninghamii</i> , <i>Hoop pine</i> , <i>Moreton Bay pine</i>	i, vi
Pulteney Grammar School, 177-203 South Terrace (also known as 1-13 Dumfries Place, 51-79 Gilles Street, 2-20 Osmond Street and 70-80 Symonds Place)	Adelaide	3845/174, 5450/285	56.5m from right hand boundary, 58m from kerb on South Terrace	<i>Fraxinus angustifolia</i> , <i>Narrow-leaf ash</i>	i, vi
Pulteney Grammar School, 177-203 South Terrace (also known as 1-13 Dumfries Place, 51-79 Gilles Street, 2-20 Osmond Street and 70-80 Symonds Pl)	Adelaide	3845/174, 5450/285	56.5m from right hand boundary, 66m from kerb on South Terrace	<i>Fraxinus angustifolia</i> , <i>Narrow-leaf ash</i>	i, vi
Pulteney Grammar School, 177-203 South Terrace (also known as 1-13 Dumfries Place, 51-79 Gilles Street, 2-20 Osmond Street and 70-80 Symonds Place)	Adelaide	3845/174	84.5m from right hand boundary, 66m from kerb on South Terrace	<i>Erythrina indica</i> , <i>Indian coral-tree</i>	i, vi
St Andrews, 353-364 (360) South Terrace (also known as 391-407 Gilles Street and 41-79 St John Lane)	Adelaide	5700/262, 5150/218	2m from right hand boundary, 30m from kerb	<i>Pinus canariensis</i> , <i>Canary islands pine</i>	i, vi

St Andrews, 353-364 (360) South Terrace (also known as 391-407 Gilles Street and 41-79 St John Lane)	Adelaide	5700/262, 5150/218	50m from right hand boundary, 6m from kerb	<i>Ficus rubiginosa</i> , Rusty fig, Port Jackson fig	i
367-374 South Terrace (371)	Adelaide	5053/401 (5053/388)	10m from right hand boundary, 6m from kerb on South Terrace	<i>Casuarina cunninghamiana</i>	i, vi
Ochiltree House, 383-390 South Terrace	Adelaide	5110/903	1m from right hand boundary, 60m from kerb	<i>Gleditsia tricanthos</i> , Honey locust	i, vi
42-58 (56) St John Lane (also known as 413-427 Gilles Street)	Adelaide	5035/692	6m from right hand boundary, 4m from kerb	<i>Pinus pinea</i> , Stone pine	i, vi
60 St Johns Lane (also known as 367-374 South Terrace)	Adelaide	5053/401	73m from right hand boundary, 49.8m from kerb on St Johns Lane	<i>Quercus robur</i> , English oak, common oak	i, vi
60 St Johns Lane (also known as 367-374 South Terrace)	Adelaide	5053/401	73m from right hand boundary, 37m from kerb on St Johns Lane	<i>Quercus canariensis</i> , Algerian oak, canary oak	i
60 St Johns Lane (367-374 South Terrace)	Adelaide	5053/401	86m from right hand boundary, 21.5m from kerb on St Johns Lane	<i>Melia azedarach</i> , White cedar	i, vi
51-53 Stanley Street	North Adelaide	5409/343	7m from right hand boundary, 30m from kerb	<i>Prunus dulcis</i> , Almond tree	i, vi
82-100 Stanley Street (also known as 51-60 Kingston Terrace)	North Adelaide	5052/67	3m from right hand boundary, 35m from kerb on Stanley Street	<i>Ulmus procera</i> , English elm	i, vi
82-100 Stanley Street (also known as 51-60 Kingston Terrace)	North Adelaide	5052/67	3m from right hand boundary, 39m from kerb on Stanley Street	<i>Ulmus procera</i> , English elm	i, vi
82-100 Stanley Street (also known as 51-60 Kingston Terrace)	North Adelaide	5052/67	3m from right hand boundary, 47m from kerb on Stanley Street	<i>Ulmus procera</i> , English elm	i, vi,
248-250 Stanley Street	North Adelaide	5630/896	3m from right hand boundary, 7m from kerb	<i>Fraxinus 'Raywood'</i> , Claret ash	i, vi
Sturt Street School, 221-239 Sturt Street	Adelaide	5808/465	7m from right hand boundary, 45m from kerb	<i>Eucalyptus camaldulensis</i> , River red gum	i, ii, iii, v, vi

Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	8m from right hand boundary, 19m from kerb on Strangways Terrace	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi,
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	62m from right hand boundary on Jeffcott Street, 22m from kerb on Jeffcott Street	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi,
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	60.3m from right hand boundary, 15m from kerb on Jeffcott Street	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	56.5m from right hand boundary, 8m from kerb on Jeffcott Street	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi,
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	17m from right hand boundary, 7m from kerb on Jeffcott Street	<i>Platanus x acerifolia, London plane</i>	i, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	57m from right hand boundary, 25m from kerb on Jeffcott Street	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi,
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	17.5m from right hand boundary, 7m from kerb on Jeffcott Street	<i>Platanus x acerifolia, London plane</i>	i, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	39m from right hand boundary, 24.6m from kerb on Jeffcott Street	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi,
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	31m from right hand boundary, 9m from kerb on Strangeways Terrace	<i>Jacaranda mimosifolia, Jacaranda</i>	i, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	54m from right hand boundary, 40m from kerb on Jeffcott Street	<i>Phoenix dactylifera, Date Palm</i>	i, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	8m from right hand boundary, 7m from kerb	<i>Platanus x acerifolia, London plane</i>	i, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	62.2m from right hand boundary, 31.6m from kerb on Jeffcott Street	<i>Platanus x acerifolia, London plane</i>	i, vi

Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	63.6m from right hand boundary, 40m from kerb on Jeffcott Street	<i>Platanus x acerifolia, London plane</i>	i, vi
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	61m from right hand boundary, 55m from kerb on Jeffcott Street	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi,
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	57m from right hand boundary, 62m from kerb on Jeffcott Street	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi,
Carclew, 1-10 Strangways Terrace	North Adelaide	5500/480	61.2m from right hand boundary, 49.2m from kerb on Jeffcott Street	<i>Platanus x acerifolia, London plane</i>	i, vi
Carclew, 1-10 Strangways Terrace (also known as 11-20 Montefiore Hill and 1-19 Jeffcott Street)	North Adelaide	5500/480	1m from right hand boundary, 13.8m from kerb on Strangways Terrace	<i>Lagunaria patersonii, Pyramid tree</i>	i, vi
Carclew, 1-10 Strangways Terrace (also known as 11-20 Montefiore Hill and 1-19 Jeffcott Street)	North Adelaide	5500/480	20.4m from right hand boundary, 20.5m from kerb on Strangways Terrace	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi
53-56 Strangways Terrace	North Adelaide	5729/411	5m from right hand boundary, 14m from kerb	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
57-60 Strangways Terrace	North Adelaide	5349/641	25m from right hand boundary, 8m from kerb	<i>Photinia sp.</i>	i, vi
57-60 Strangways Terrace	North Adelaide	5349/641	20m from right hand boundary, 9m from kerb	<i>Photinia sp.</i>	i, vi
Calvary Hospital, 81-100 Strangways Terrace	North Adelaide	5187/583	2m from right hand boundary, 25m from kerb on Strangways Terrace	<i>Washingtonia filifera, Desert fan palm, petticoat palm</i>	i, vi
Calvary Hospital, 81-100 Strangways Terrace	North Adelaide	5187/583	149m from right hand boundary, 6m from kerb on Strangways Terrace	<i>Celtis australis, Nettle tree</i>	i, vi
Calvary Hospital, 81-100 Strangways Terrace	North Adelaide	5187/583	62m from right hand boundary, 8m from kerb on Barnard Street	<i>Schinus molle var. areira, Pepper tree</i>	i, vi

Calvary Hospital, 81-100 Strangways Terrace	North Adelaide	5187/583	69m from right hand boundary, 11m from kerb on Barnard Street	<i>Araucaria cunninghamii</i> , <i>Hoop pine</i> , <i>Moreton Bay pine</i>	i, vi
Calvary Hospital, 81-100 Strangways Terrace	North Adelaide	5187/583	2m from right hand boundary, 54m from kerb on Barnard Street	<i>Gleditsia triacanthos inermis</i> 'Sunburst', <i>Form of honey locust</i>	i
Channel 10, 124-129 Strangways Terrace	North Adelaide	5159/995	11m from right hand boundary, 11m from kerb	<i>Pinus canariensis</i> , <i>Canary Islands pine</i>	i, vi
Channel 10, 124-129 Strangways Terrace	North Adelaide	5159/995	1m from right hand boundary, 24.5m from kerb on Strangways Terrace	<i>Ficus microcarpa</i> , <i>Laural fig</i>	i, vi
Channel 10, 124-129 Strangways Terrace	North Adelaide	5159/995	42m from right hand boundary, 20m from kerb on Strangways Terrace	<i>Washingtonia filifera</i> , <i>Desert fan palm</i> , <i>petticoat palm</i>	i, vi
Channel 10, 124-129 Strangways Terrace	North Adelaide	5159/995	38m from right hand boundary, 20m from kerb on Strangways Terrace	<i>Washingtonia filifera</i> , <i>Desert fan palm</i> , <i>petticoat palm</i>	i, vi
Channel 10, 124-129 Strangways Terrace	North Adelaide	5159/995	36.6m from right hand boundary, 6m from kerb on Strangways Terrace	<i>Arbutus unedo</i> , <i>Strawberry tree</i>	i, vi
Channel 10, 124-129 Strangways Terrace	North Adelaide	5159/995	38m from right hand boundary, 12m from kerb on Strangways Terrace	<i>Ficus rubiginosa</i> , <i>Rusty fig</i> , <i>Port Jackson fig</i>	i, vi
131-133 Strangways Terrace	North Adelaide	5535/967	1.5m from right hand boundary, 6m from kerb	<i>Jacaranda mimosifolia</i> , <i>Jacaranda</i>	i, vi
137-140 Strangways Terrace	North Adelaide	5793/248	2m from right hand boundary, 7m from kerb	<i>Erythrina caffra</i> , <i>Strait coral tree</i> , <i>South African kaffir boom</i>	i, vi
137-140 Strangways Terrace	North Adelaide	5793/248	12m from right hand boundary, 6m from kerb	<i>Erythrina caffra</i> , <i>Strait coral tree</i> , <i>South</i>	i, vi

				<i>African kaffir boom</i>	
147-150 Strangways Terrace	North Adelaide	5413/583	6m from right hand boundary, 20m from kerb	<i>Casuarina cunninghamiana, River oak, River sheaok</i>	i, vi
155-156 Strangways Terrace	North Adelaide	5081/588	1m from right hand boundary, 12m from kerb	<i>Fraxinus 'Raywood', Claret ash</i>	i, vi
Sturt Street School, 221-239 Sturt Street	Adelaide	5808/465	7m from right hand boundary, 45m from kerb	<i>Eucalyptus camaldulensis, River red gum</i>	i, ii, iii, v, vi
Lucy Morice Kindergarten, 80-88 Sussex Street	North Adelaide	5828/966, 5453/868	21m from right hand boundary, 9m from kerb	<i>Melia azedarach, White cedar</i>	i, vi
Lucy Morice Kindergarten, 80-88 Sussex Street	North Adelaide	5828/966, 5453/868	6m from right hand boundary, 3m from kerb	<i>Acer negundo, Box-elder maple</i>	i, vi
38-40 Tynte Street	North Adelaide	3439/122	4.8m from right hand boundary, 36.3m from kerb	<i>Ulmus glabra 'Lutescans', Golden elm</i>	i, vi
38-40 Tynte Street	North Adelaide	3439/122	.5m from right hand boundary, 38.3m from kerb	<i>Magnolia grandiflora, Bull bay, Southern or Laurel magnolia</i>	i, vi
Channel 9, 194-196 Tynte Street (also known as 1-7 Mansfield Street)	North Adelaide	5326/566	14m from right hand boundary, 36m from true kerb	<i>Erythrina indica, Indian coral-tree</i>	i, vi
North Adelaide Baptist Church, 144-156 Tynte Street	North Adelaide	675/127 5686/939	20m from right hand boundary, 12m from kerb	<i>Lagunaria patersonii, Pyramid tree</i>	i, vi
Daniel O'Connell Hotel, 165-169 Tynte Street	North Adelaide	5138/104	3m from right hand boundary, 41m from kerb	<i>Schinus molle var. areira, Pepper tree</i>	i, vi
St Stephen's Lutheran Church 152 – 160 Wakefield Street	Adelaide	606/15	30 from right hand boundary, 6m from kerb	<i>Robinia pseudoacacia, Black locust, false-acacia</i>	i, vi
277 – 279 Wakefield Street	Adelaide	5389/843	4m from right hand boundary, 6m from kerb	<i>Washingtonia robusta, Mexican fan palm</i>	i, vi

277 – 279 Wakefield Street	Adelaide	5389/843	4m from right hand boundary, 4m from kerb	<i>Washingtonia robusta</i> , Mexican fan palm	i, vi
335-337 Wakefield Street	Adelaide	5598/761	25.2m from right hand boundary, 64 from kerb	<i>Schinus molle</i> var. <i>areira</i> , Pepper tree	i, vi
66 Ward Street	North Adelaide	5656/10	11m from right hand boundary, 32m from kerb	<i>Fraxinus oxycarpa</i> , Desert ash	i, vi
86-88 Ward Street (also known as 2-8 Boulton Street)	North Adelaide	5835/916	14.5m from right hand boundary, 22.5m from kerb on Ward Street	<i>Jacaranda mimosifolia</i> , Jacaranda	i, vi
182-184 Ward Street (also known as Ward Court)	North Adelaide	5265/41	12.4m from right hand boundary, 0.5m from kerb on Ward Court	<i>Fraxinus oxycarpa</i> , Desert ash	i, vi
282-290 Ward Street	North Adelaide	5366/231	27m from right hand boundary, 13.5m from kerb	<i>Lagunaria patersonii</i> , Pyramid tree	i, vi
292-300 Ward Street (296)	North Adelaide	5351/152	23m from right hand boundary, 57m from kerb	<i>Fraxinus</i> 'Raywood', Claret ash	i, vi
Bishop's House, 91 – 100 West Terrace	Adelaide	5358/422	4m from right hand boundary, 60m from kerb	<i>Schinus molle</i> var. <i>areira</i> , Pepper tree	i, vi
Bishop's House, 91 – 100 West Terrace	Adelaide	5358/422	5m from right hand boundary, 60m from kerb	<i>Schinus molle</i> var. <i>areira</i> , Pepper tree	i, vi
Bishop's House, 91 – 100 West Terrace	Adelaide	5358/422	10m from right hand boundary, 70m from kerb	<i>Schinus molle</i> var. <i>areira</i> , Pepper tree	i, vi
Bishop's House, 91 – 100 West Terrace	Adelaide	5358/422	4m from right hand boundary, 6m from kerb	<i>Olea europaea</i> , Common olive	i, vi
Bishop's House, 91 – 100 West Terrace	Adelaide	5358/422	8m from right hand boundary, 60m from kerb	<i>Olea europaea</i> , Common olive	i, vi
Bishop's House, 91 – 100 West Terrace	Adelaide	5358/422	1m from right hand boundary, 50m from kerb	<i>Phoenix canariensis</i> , Canary date palm	i, iii, vi

Prospect

48 Alabama Ave	PROSPE CT	CT5259/ 905	-34.8718, 138.588	Washingtonia filifera - Cotton Palm	i, vi
27 Albert St	PROSPE CT	CT5197/ 266	-34.8789, 138.591	Jacaranda mimosifolia - Jacaranda	i, vi
52 Albert St	PROSPE CT	CT5715/ 979	-34.8781, 138.589	Eucalyptus camaldulensis - River Red Gum	i, vi
66 Albert St	PROSPE CT	CT5364/ 463	-34.8785, 138.588	Washingtonia filifera - Cotton Palm	i, vi
6 Alpha Rd	PROSPE CT	CT5781/ 412	-34.8832, 138.595	Jacaranda mimosifolia - Jacaranda	i, vi
23 Angwin Ave	PROSPE CT	CT5193/ 511	-34.870, 138.595	Cedrus atlantica 'Glauca' - Blue Cedar	i, vi
16 Asquith Rd	NAILSW ORTH	CT5653/ 821	-34.8799, 138.607	Corymbia calophylla - Marri	i, vi
13 Asquith St	NAILSW ORTH	CT5773/ 513	-34.8804, 138.606	Washingtonia filifera - Cotton Palm	i, vi
13 Asquith St	NAILSW ORTH	CT5773/ 513	-34.8804, 138.606	Washingtonia filifera - Cotton Palm	i, vi
19 Asquith St	NAILSW ORTH	CT5766/ 548	-34.880, 138.607	Cedrus deodara - Deodar	i, vi
48 Asquith St	NAILSW ORTH	CT5334/ 955	-34.8796, 138.610	Brachychiton populneus - Kurrajong	i, vi
19 Athol Ave	PROSPE CT	CT5076/ 410	-34.872, 138.596	Fraxinus angustifolia 'Raywood' - Claret Ash	i, vi
24 Athol Ave	PROSPE CT	CT5749/ 810	-34.8717, 138.595	Jacaranda mimosifolia - Jacaranda	i, vi
2 Audley Ave	PROSPE CT	CT5570/ 414	-34.8941, 138.594	Agonis flexuosa - Weeping Myrtle	i, vi
5 Avenue Rd	PROSPE CT	CT5142/ 173	-34.8952, 138.589	Schinus molle var. areria - Pepper Tree	i, vi
14 Azalea St	PROSPE CT	CT5167/ 657	-34.8888, 138.592	Toona australis - Red Cedar	i, vi
14 Azalea St	PROSPE CT	CT5167/ 657	-34.8888, 138.592	Schinus molle var. areria - Pepper Tree	i, vi
23 Azalea St	PROSPE CT	CT5035/ 728	-34.8896, 138.591	Araucaria heterophylla - Norfolk Island Pine	i, vi

27 Azalea St	PROSPE CT	CT5258/ 286	-34.8897, 138.591	Eucalyptus leucoxylon - South Australian Blue Gum	i, vi
48 Balfour St	NAILSW ORTH	CT5306/ 355	-34.8830, 138.608	Cedrus atlantica `Glauca' - Blue Cedar	i, vi
53 Ballville St	PROSPE CT	CT5266/ 312	-34.8920, 138.600	Schinus molle var. areria - Pepper Tree	i, vi
17 Barker Rd	PROSPE CT	CT5197/ 357	-34.8826, 138.596	Acer negundo - Box Elder	i, vi
37 Barker Rd	PROSPE CT	CT5526/ 240	-34.8829, 138.598	Jacaranda mimosifolia - Jacaranda	i, vi
37 Barker Rd	PROSPE CT	CT5526/ 240	-34.883, 138.598	Jacaranda mimosifolia - Jacaranda	i, vi
24 Barker Rd	PROSPE CT	CT5223/ 620	-34.882, 138.596	Schinus molle var. areria - Pepper Tree	i, vi
53 Boyle St	PROSPE CT	CT5744/ 912	-34.8849, 138.588	Agonis flexuosa - Weeping Myrtle	i, vi
71 Boyle St	PROSPE CT	CT5831/ 367	-34.8854, 138.586	Eucalyptus camaldulensis - River Red Gum	i, vi
55 Braund Rd	PROSPE CT	CT5302/ 14	-34.8917, 138.590	Quercus ilex - Holm Oak	i, vi
1A Braund Rd	PROSPE CT	CT5370/ 87	-34.8982, 138.590	Schinus molle var. areria - Pepper Tree	i, vi
37 Braund Rd	PROSPE CT	CT5526/ 240	-34.893, 138.590	Melia azedarach - White Cedar	i, vi
54A Braund Rd	PROSPE CT	CT5671/ 766	-34.8923, 138.590	Eucalyptus camaldulensis - River Red Gum	i, vi
86 Braund Rd	PROSPE CT	CT5658/ 553	-34.8896, 138.590	Phoenix canariensis - Canary Island Date Palm	i, vi
86 Braund Rd	PROSPE CT	CT5658/ 501	-34.8895, 138.590	Phoenix canariensis - Canary Island Date Palm	i, vi
86 Braund Rd	PROSPE CT	CT5658/ 501	-34.8893, 138.590	Washingtonia filifera - Cotton Palm	i, vi
9 Braund Rd	PROSPE CT	CT5209/ 92	-34.896, 138.590	Corymbia ficifolia - Corymbia ficifolia	i, vi
14 Braund Rd	PROSPE CT	CT5070/ 940	-34.8833, 138.589	Jacaranda mimosifolia - Jacaranda	i, vi

7 Bridges St	BROAD VIEW	CT5222/ 364	-34.8797, 138.613	Araucaria heterophylla - Norfolk Island Pine	i, vi
1 Brooke St	BROAD VIEW	CT5723/ 767	-34.8833, 138.619	Ulmus glabra 'Lutescans' - Golden Elm	i, vi
2 Brooke St	BROAD VIEW	CT5150/ 70	-34.8820, 138.618	Arbutus unedo - Strawberry Tree	i, vi
39 Buchana n St	NAILSW ORTH	CT5244/ 482	-34.8825, 138.609	Jacaranda mimosifolia - Jacaranda	i, vi
9 Buchana n St	NAILSW ORTH	CT5485/ 11	-34.8823, 138.606	Brachychiton acerifolius - Flame Tree	i, vi
13 Burwoo d Ave	NAILSW ORTH	CT5205/ 195	-34.8859, 138.605	Eucalyptus camaldulensis - River Red Gum	i, ii, iii, v, vi
13 Burwoo d Ave	NAILSW ORTH	CT5205/ 195	-34.8859, 138.604	Eucalyptus camaldulensis - River Red Gum	i, ii, iii, v, vi
32 Californi a St	NAILSW ORTH	CT5545/ 800	-34.8836, 138.607	Melia azedarach - White Cedar	i, vi
25 Camroc Ave	PROSPE CT	CT5739/ 48	-34.8715, 138.595	Araucaria heterophylla - Norfolk Island Pine	i, vi
25 Camroc Ave	PROSPE CT	CT5739/ 48	-34.8716, 138.595	Araucaria heterophylla - Norfolk Island Pine	i, vi
4 Carter St	THORN GATE	CT5198/ 630	-34.8961, 138.595	Jacaranda mimosifolia - Jacaranda	i, vi
5 Carter St	THORN GATE	CT5732/ 486	-34.8966, 138.595	Jacaranda mimosifolia - Jacaranda	i, vi
27 Cassie St	COLLIN SWOOD	CT5167/ 373	-34.8901, 138.609	Jacaranda mimosifolia - Jacaranda	i, vi
27 Charles St	PROSPE CT	CT5806/ 467	-34.8779, 138.591	Jacaranda mimosifolia - Jacaranda	i, vi
12 Churche r St	THORN GATE	CT5777/ 205	-34.8973, 138.596	Populus sp. - Poplar	i, vi
11 Churchil l Rd	OVINGH AM	CT5101/ 327	-34.8966, 138.586	Fraxinus angustifolia 'Raywood' - Claret Ash	i
181 Churchil l Rd	PROSPE CT	CT1307/ 158	-34.8818, 138.585	Schinus molle var. areria - Pepper Tree	i, vi
181 Churchil l Rd	PROSPE CT	CT1307/ 158	-34.8819, 138.585	Schinus molle var. areria - Pepper Tree	i, vi

196 Churchil l Rd	PROSPE CT	CT5750/145	-34.8821, 138.584	Schinus molle var. areria - Pepper Tree	i, vi
61 Churchil l Rd	PROSPE CT	CT5776/237	-34.891, 138.585	Phoenix canariensis - Canary Island Date Palm	i, vi
95 Churchil l Rd	PROSPE CT	CT5504/51	-34.8895, 138.586	Schinus molle var. areria - Pepper Tree	i, vi
25 Clifford St	PROSPE CT	CT5194/611	-34.8751, 138.599	Jacaranda mimosifolia - Jacaranda	i, vi
28 Clifford St	PROSPE CT	CT5782/921	-34.8744, 138.599	Schinus molle var. areria - Pepper Tree	i, vi
21 Clifton St	PROSPE CT	CT5264/593	-34.8941, 138.592	Corymbia maculata - Spotted Gum	i, vi
45 Clifton St	PROSPE CT	CT5476/38	-34.8939, 138.588	Agonis flexuosa - Weeping Myrtle	i, vi
52 Clifton St	PROSPE CT	CT5543/870	-34.8935, 138.588	Jacaranda mimosifolia - Jacaranda	i, vi
53 Clifton St	PROSPE CT	CT5155/602	-34.8941, 138.588	Jacaranda mimosifolia - Jacaranda	i, vi
21 Cochran e Tce	PROSPE CT	CT1018/32	-34.8948, 138.588	Schinus molle var. areria - Pepper Tree	i, vi
23 Cochran e Tce	PROSPE CT	CT5753/606	-34.8947, 138.588	Araucaria heterophylla - Norfolk Island Pine	i, vi
8 Cochran e Tce	PROSPE CT	CT5558/853	-34.8943, 138.589	Washingtonia robusta - Mexican Fan Palm	i, vi
21 Collingr ove Ave	BROAD VIEW	CT2617/19	-34.8807, 138.613	Jacaranda mimosifolia - Jacaranda	i, vi
4 Collingr ove Ave	BROAD VIEW	CT1407/134	-34.880, 138.611	Corymbia citriodora - Lemon Scented Gum	i, iii, vi
9 Collins St	COLLIN SWOOD	CT5334/501	-34.8872, 138.610	Ulmus glabra 'Lutescans' - Golden Elm	i, vi
13 Daphne St	PROSPE CT	CT5208/790	-34.8905, 138.592	Jacaranda mimosifolia - Jacaranda	i, vi
2 Daphne St	PROSPE CT	CT5579/438	-34.8901, 138.594	Schinus molle var. areria - Pepper Tree	i, vi

2 Daphne St	PROSPECT	CT5579/438	-34.8901, 138.594	Schinus molle var. areria - Pepper Tree	i, vi
3 Daphne St	PROSPECT	CT5014/740	-34.8905, 138.593	Jacaranda mimosifolia - Jacaranda	i, vi
41 Derlanger Ave	COLLINSWOOD	CT5779/567	-34.8858, 138.609	Carya illinoensis - Pecan	i, vi
237 Devonport Tce	PROSPECT	CT5396/392	-34.8784, 138.583	Eucalyptus sideroxylon - Black Butt or Mugga	i, vi
19 Dudley Ave	PROSPECT	CT5332/570	-34.893, 138.587	Eucalyptus leucoxyton - South Australian Blue Gum	i, vi
9 Dudley Ave	PROSPECT	CT5325/911	-34.8931, 138.588	Jacaranda mimosifolia - Jacaranda	i, vi
15 Elderslie Ave	FITZROY	CT5210/100	-34.897, 138.592	Grevillea robusta - Silky Oak	i, vi
15 Elderslie Ave	FITZROY	CT5210/100	-34.898, 138.592	Agonis flexuosa - Weeping Myrtle	i, vi
2 Elderslie Ave	FITZROY	CT5580/210	-34.8974, 138.594	Washingtonia filifera - Cotton Palm	i, iv, vi
26 Elderslie Ave	FITZROY	CT5280/866	-34.897, 138.590	Araucaria heterophylla - Norfolk Island Pine	i
31 Elderslie Ave	FITZROY	CT5095/184	-34.8979, 138.590	Jacaranda mimosifolia - Jacaranda	i, vi
33 Elderslie Ave	FITZROY	CT5095/183	-34.8979, 138.590	Jacaranda mimosifolia - Jacaranda	i, vi
8 Elderslie Ave	FITZROY	CT5449/163	-34.8975, 138.593	Cedrus deodara - Deodar	i, vi
17 Elizabeth St	PROSPECT	CT5806/635	-34.8894, 138.588	Araucaria heterophylla - Norfolk Island Pine	i, vi
9 Elizabeth St	PROSPECT	CT5055/71	-34.8894, 138.589	Erythrina indica - Coral Tree	i
45 Ellen St	NAILSWORTH	CT5847/592	-34.886, 138.607	Ulmus glabra 'Aurea' - Ulmus glabra 'Aurea'	i, vi
10 Emile St	NAILSWORTH	CT5339/992	-34.8820, 138.605	Eucalyptus leucoxyton - South Australian Blue Gum	i, ii, iii, v, vi

61 Farrant St	PROSPE CT	CT2864/75	-34.879, 138.600	Araucaria heterophylla - Norfolk Island Pine	i, vi
14B First Ave	NAILSW ORTH	CT5253/441	-34.8793, 138.605	Sabal causiarum - Puerto Rican Hat Palm	i
14B First Ave	NAILSW ORTH	CT5253/441	-34.8793, 138.604	Sabal causiarum - Puerto Rican Hat Palm	i, vi
14B First Ave	NAILSW ORTH	CT5253/441	-34.8794, 138.605	Phoenix canariensis - Canary Island Date Palm	i, vi
24 First Ave	NAILSW ORTH	CT5268/995	-34.8793, 138.606	Acer negundo - Box Elder	i, vi
26 First Ave	NAILSW ORTH	CT5723/672	-34.8794, 138.606	Washingtonia filifera - Cotton Palm	i, vi
66 First Ave	NAILSW ORTH	CT5208/333	-34.878, 138.610	Corymbia citriodora - Lemon Scented Gum	i, vi
75 First Ave	NAILSW ORTH	CT5609/134	-34.879, 138.610	Jacaranda mimosifolia - Jacaranda	i, vi
18 Fitzroy Tce	FITZROY	CT5157/371	-34.8969, 138.599	Sabal causiarum - Puerto Rican Hat Palm	i, vi
18 Fitzroy Tce	FITZROY	CT5157/371	-34.8970, 138.599	Phoenix dactylifera - Date Palm	i, vi
7 Fitzroy Tce	THORN GATE	CT5037/381	-34.8982, 138.595	Araucaria heterophylla - Norfolk Island Pine	i
7 Fitzroy Tce	THORN GATE	CT5037/381	-34.8981, 138.595	Araucaria heterophylla - Norfolk Island Pine	i, vi
10 Flora Tce	PROSPE CT	CT5701/489	-34.8857, 138.595	Washingtonia filifera - Cotton Palm	i, vi
14 Flora Tce	PROSPE CT	CT5809/772	-34.8860, 138.596	Araucaria heterophylla - Norfolk Island Pine	i, vi
30 Flora Tce	PROSPE CT	CT1025/162	-34.8859, 138.597	Quercus robur - English Oak	i, vi
39 Flora Tce	PROSPE CT	CT1031/127	-34.8861, 138.598	Callistemon viminalis - Weeping Bottle Brush	i, vi
57 Galway Ave	BROAD VIEW	CT5809/460	-34.881, 138.615	Ulmus glabra 'Lutescans' - Golden Elm	i, vi
57 Galway Ave	BROAD VIEW	CT5809/460	-34.881, 138.615	Cedrus deodara - Blue Cedar	i, vi
52 Galway Ave	BROAD VIEW	CT5765/69	-34.8823, 138.614	Eucalyptus camaldulensis - River Red Gum	i, ii, iii, v, vi
6 Galway Ave	BROAD VIEW	CT5208/256	-34.8872, 138.615	Jacaranda mimosifolia - Jacaranda	i, vi

86 Galway Ave	BROAD VIEW	CT5295/363	-34.8784, 138.614	Cedrus atlantica `Glauca' - Blue Cedar	i, vi
40 Gladstone Rd	PROSPECT	CT5575/472	-34.8836, 138.590	Araucaria heterophylla - Norfolk Island Pine	i, vi
13 Gloucester St	PROSPECT	CT5402/671	-34.8910, 138.596	Jacaranda mimosifolia - Jacaranda	i, vi
50 Gordon Rd	PROSPECT	CT5546/737	-34.8796, 138.598	Olea europaea - Olive	i, vi
5 Graham Pl	PROSPECT	CT5749/297	-34.891, 138.587	Corymbia citriodora - Lemon Scented Gum	i, vi
26 Guilford Ave	PROSPECT	CT5738/896	-34.8727, 138.590	Washingtonia filifera - Cotton Palm	i, vi
36 Hampstead Rd	BROAD VIEW	CT5575/570	-34.8808, 138.619	Jacaranda mimosifolia - Jacaranda	i, vi
50 Hampstead Rd	BROAD VIEW	CT5791/796	-34.8793, 138.619	Araucaria heterophylla - Norfolk Island Pine	vi
2 Hardy Tce	BROAD VIEW	CT5713/662	-34.8787, 138.615	Brachychiton acerifolius - Flame Tree	i, vi
27 Harrington St	PROSPECT	CT5587/553	-34.892, 138.590	Melia azedarach - White Cedar	i, vi
29 Harrington St	PROSPECT	CT5360/537	-34.8923, 138.590	Jacaranda mimosifolia - Jacaranda	i, vi
29 Harrington St	PROSPECT	CT5360/537	-34.8922, 138.590	Melia azedarach - White Cedar	i, vi
29 Harrington St	PROSPECT	CT5360/537	-34.8924, 138.591	Schinus molle var. areria - Pepper Tree	i, vi
78 Harvey St	COLLINSWOOD	CT5798/513	-34.889, 138.613	Ficus rubiginosa - Port Jackson Fig	i, vi
38 Harvey St	NAILSWORTH	CT5275/3	-34.8882, 138.607	Washingtonia filifera - Cotton Palm	i, vi
17 Henrietta St	PROSPECT	CT5728/757	-34.8706, 138.599	Callistemon viminalis - Weeping Bottle Brush	i, vi
27-29 Hepburn St	BROAD VIEW	CT5549/108	-34.8841, 138.618	Schinus molle var. areria - Pepper Tree	i, vi

27-29 Hepburn St	BROAD VIEW	CT5549/108	-34.8842, 138.618	Schinus molle var. areria - Pepper Tree	i, vi
11 Highbury St	PROSPECT	CT5036/958	-34.8958, 138.597	Carya illinoensis - Pecan	i, vi
5A Highbury St	PROSPECT	CT5389/82	-34.8958, 138.595	Eucalyptus camaldulensis - River Red Gum	i, vi
4 Hillsdale St	PROSPECT	CT5444/1	-34.8734, 138.590	Eucalyptus camaldulensis - River Red Gum	i, vi
6 Hudson St	PROSPECT	CT5702/103	-34.8763, 138.598	Araucaria heterophylla - Norfolk Island Pine	i, vi
3 Iona St	BROAD VIEW	CT5417/451	-34.8794, 138.611	Corymbia citriodora - Lemon Scented Gum	i, vi
28 James St	PROSPECT	CT5484/242	-34.8747, 138.591	Ficus rubiginosa - Port Jackson Fig	i, vi
16 Johns Rd	PROSPECT	CT5466/80	-34.8805, 138.595	Grevillea robusta - Silky Oak	i, vi
47 Johns Rd	PROSPECT	CT5780/889	-34.8808, 138.599	Schinus molle var. areria - Pepper Tree	i, vi
11A Jones St	NAILSWORD	CT5731/403	-34.881, 138.6.4	Metrosideros excelsus 'Variegata' - Variegated New Zealand Christmas Bush	i, vi
6 Jones St	NAILSWORD	CT5778/318	-34.880, 138.603	Jacaranda mimosifolia - Jacaranda	i, vi
18 Kintore Ave	PROSPECT	CT861/15	-34.8869, 138.596	Cedrus atlantica 'Glauca' - Blue Cedar	i, vi
58 Kintore Ave	PROSPECT	CT5791/16	-34.8866, 138.600	Eucalyptus camaldulensis - River Red Gum	i, ii, iii, v, vi
58 Kintore Ave	PROSPECT	CT5791/16	-34.8867, 138.600	Washingtonia filifera - Cotton Palm	i, vi
66 Kintore Ave	PROSPECT	CT5678/857	-34.8866, 138.600	Jacaranda mimosifolia - Jacaranda	i, vi
19 Koonga Ave	PROSPECT	CT5208/565	-34.8928, 138.599	Schinus molle var. areria - Pepper Tree	i, vi
2 Le Hunte Ave	PROSPECT	CT5366/576	-34.8819, 138.593	Araucaria heterophylla - Norfolk Island Pine	i, vi
65 Le Hunte Ave	PROSPECT	CT5392/496	-34.8828, 138.586	Corymbia citriodora - Lemon Scented Gum	i, vi

11 Linley Ave	PROSPE CT	CT5779/ 907	-34.8726, 138.597	Eucalyptus saligna - Sydney Blue Gum	i, vi
4 Livingst one Ave	PROSPE CT	CT5029/ 960	-34.8704, 138.592	Eucalyptus camaldulensis - River Red Gum	i, ii, iii, v, vi
44 Marian Pl	PROSPE CT	CT5495/ 924	-34.8912, 138.588	Schinus molle var. areria - Pepper Tree	i, vi
50 Marian Pl	PROSPE CT	CT5107/ 77	-34.8915, 138.588	Araucaria heterophylla - Norfolk Island Pine	i, vi
1 Martin Ave	FITZRO Y	CT5700/ 766	-34.8966, 138.594	Jacaranda mimosifolia - Jacaranda	i, vi
19 Martin Ave	FITZRO Y	CT5145/ 434	-34.8971, 138.592	Schinus molle var. areria - Pepper Tree	i, vi
21 Martin Ave	FITZRO Y	CT5277/ 677	-34.8968, 138.591	Cinnamomum camphora - Camphor Laurel	i, vi
5 Martin Ave	FITZRO Y	CT5346/ 618	-34.8967, 138.593	Cedrus deodara - Deodar	i, vi
10 Milner St	PROSPE CT	CT5658/ 926	-34.8894, 138.596	Jacaranda mimosifolia - Jacaranda	i, vi
11 Milner St	PROSPE CT	CT5739/ 73	-34.8901, 138.596	Cedrus deodara - Deodar	i, vi
5 Milner St	PROSPE CT	CT5209/ 942	-34.8900, 138.595	Cedrus deodara - Deodar	i, vi
61 Milner St	PROSPE CT	CT5281/ 935	-34.8901, 138.601	Washingtonia filifera - Cotton Palm	i, vi
14 Moore St	PROSPE CT	CT5339/ 851	-34.8709, 138.600	Brachychiton populneus - Kurrajong	i, vi
15 Mypong a Tce	BROAD VIEW	CT5010/ 415	-34.8788, 138.618	Liquidambar styraciflua - Liquidambar	i, vi
17 Newbon St	NAILSW ORTH	CT5377/ 630	-34.877, 138.604	Fraxinus oxycarpa - Ash	i, vi
47 Newbon St	NAILSW ORTH	CT5274/ 521	-34.8875, 138.607	Cedrus atlantica `Glauca' - Blue Cedar	i, vi
57 Newbon St	NAILSW ORTH	CT5072/ 728	-34.8877, 138.608	Washingtonia filifera - Cotton Palm	i, vi
109 North East Rd	COLLIN SWOOD	CT5568/ 996	-34.8861, 138.617	Jacaranda mimosifolia - Jacaranda	i, vi

109 North East Rd	COLLIN SWOOD	CT5568/998	-34.8857, 138.617	Ulmus procera - English Elm	i, vi
109 North East Rd	COLLIN SWOOD	CT5568/998	-34.8857, 138.617	Ulmus procera - English Elm	i, vi
109 North East Rd	COLLIN SWOOD	CT5568/998	-34.8858, 138.617	Ulmus procera - English Elm	i, vi
109 North East Rd	COLLIN SWOOD	CT5568/998	-34.8856, 138.617	Ulmus procera - English Elm	i, vi
111 North East Rd	COLLIN SWOOD	CT5647/489	-34.8859, 138.618	Ulmus procera - English Elm	i, vi
111 North East Rd	COLLIN SWOOD	CT5647/489	-34.8859, 138.618	Ulmus procera - English Elm	i, vi
111 North East Rd	COLLIN SWOOD	CT5647/489	-34.8859, 138.617	Sabal causiarum - Puerto Rican Hat Palm	i, vi
111 North East Rd	COLLIN SWOOD	CT5647/489	-34.8859, 138.617	Ulmus procera - English Elm	i, vi
111 North East Rd	COLLIN SWOOD	CT5647/489	-34.8859, 138.618	Ulmus procera - English Elm	i, vi
24 Nottage Tce	MEDIND IE GARDE NS	CT1299/200	-34.8929, 138.607	Grevillea robusta - Silky Oak	i, vi
6 Nottage Tce	MEDIND IE GARDE NS	CT5277/507	-34.8934, 138.604	Populus italica 'Nigra' - Lombardy Poplar	i, vi
49 Olive St	PROSPE CT	CT5506/853	-34.8859, 138.589	Washingtonia filifera - Cotton Palm	i, vi
74 Percy St	PROSPE CT	CT5176/917	-34.8775, 138.601	Eucalyptus camaldulensis - River Red Gum	i, ii, iii, v, vi
12 Poltawa Tce	BROAD VIEW	CT5162/635	-34.8792, 138.616	Ulmus glabra 'Lutescans' - Golden Elm	i, vi
29 Princes St	PROSPE CT	CT5677/90	-34.8754, 138.586	Eucalyptus cineria - Eucalyptus cineria	i, vi
34 Princes St	PROSPE CT	CT5492/906	-34.8752, 138.585	Corymbia citriodora - Lemon Scented Gum	i, vi
23 Prospect Rd	PROSPE CT	CT5227/767	-34.8927, 138.596	Jacaranda mimosifolia - Jacaranda	i, vi

145 Prospect Rd	PROSPECT CT	CT5751/980	-34.8824, 138.594	Araucaria heterophylla - Norfolk Island Pine	i, vi
53 Prospect Rd	PROSPECT CT	CT4038/664	-34.8914, 138.594	Eucalyptus camaldulensis - River Red Gum	i, ii, iii, v, vi
17 Prospect Tce	PROSPECT CT	CT5407/912	-34.892, 138.599	Jacaranda mimosifolia - Jacaranda	i
78 Redin St	PROSPECT CT	CT2757/106	-34.8761, 138.586	Celtis occidentalis - Hackberry	i, vi
11 Redmond St	MEDINDIE GARDENS	CT1122/143	-34.891, 138.910	Jacaranda mimosifolia - Jacaranda	i, vi
466 Regency Rd	PROSPECT CT	CT2104/27	-34.8734, 138.599	Jacaranda mimosifolia - Jacaranda	i, vi
15 Rose St	PROSPECT CT	CT5855/515	-34.8887, 138.592	Schinus molle var. areria - Pepper Tree	i, vi
35 Rose St	PROSPECT CT	CT5320/46	-34.8887, 138.591	Araucaria heterophylla - Norfolk Island Pine	i, vi
63 Rose St	PROSPECT CT	CT942/137	-34.889, 138.588	Schinus molle var. areria - Pepper Tree	i, vi
67 Rose St	PROSPECT CT	CT5757/656	-34.8889, 138.588	Jacaranda mimosifolia - Jacaranda	i, vi
83 Rose St	PROSPECT CT	CT1263/160	-34.8887, 138.586	Grevillea robusta - Silky Oak	i, vi
24 Rosetta St	COLLINSWOOD	CT5069/317	-34.8878, 138.611	Eucalyptus camaldulensis - River Red Gum	i, ii, iii, iv, v, vi
2A Rosetta St	COLLINSWOOD	CT5752/366	-34.8873, 138.609	Lagunaria patersonii - Norfolk Island Hibiscus	i, vi
2A Rosetta St	COLLINSWOOD	CT5752/366	-34.8872, 138.609	Lagunaria patersonii - Norfolk Island Hibiscus	i, vi
8 Rosetta St	COLLINSWOOD	CT5351/174	-34.8873, 138.609	Jacaranda mimosifolia - Jacaranda	i, vi
18 Salisbury Tce	COLLINSWOOD	CT5543/969	-34.8862, 138.613	Robinia pseudoacacia - Black Locust	i, vi
18 Salisbury Tce	COLLINSWOOD	CT5543/969	-34.886, 138.613	Gleditsia tricanthos - Honey Locust	i, vi
18 Salisbury Tce	COLLINSWOOD	CT5543/969	-34.886, 138.613	Quercus robur - English Oak	i, vi

19 Salisbur y Tce	COLLIN SWOOD	CT5575/163	-34.8864, 138.614	Eucalyptus camaldulensis - River Red Gum	i, ii, iii, v, vi
22 Salisbur y Tce	COLLIN SWOOD	CT5201/348	-34.8856, 138.614	Schinus molle var. areria - Pepper Tree	i, vi
22 Salisbur y Tce	COLLIN SWOOD	CT5201/348	-34.8861, 138.614	Araucaria heterophylla - Norfolk Island Pine	i, vi
22 Salisbur y Tce	COLLIN SWOOD	CT5201/348	-34.8860, 138.613	Araucaria heterophylla - Norfolk Island Pine	i, vi
22 Salisbur y Tce	COLLIN SWOOD	CT5201/348	-34.8863, 138.613	Jacaranda mimosifolia - Jacaranda	i, vi
62 Second Av	SEFTON PARK	CT5780/409	-34.8781, 138.609	Ulmus glabra 'Lutescans' - Golden Elm	i, vi
14 Sherbou rne Rd	MEDIND IE GARDE NS	CT5561/624	-34.8921, 138.605	Araucaria heterophylla - Norfolk Island Pine	i, vi
35 Sherbou rne Rd	MEDIND IE GARDE NS	CT5753/560	-34.8927, 138.608	Fraxinus angustifolia 'Raywood' - Claret Ash	i, vi
7 Sherbou rne Rd	MEDIND IE GARDE NS	CT5657/578	-34.8928, 138.605	Ulmus glabra 'Lutescans' - Golden Elm	i, vi
9 Sherbou rne Rd	MEDIND IE GARDE NS	CT5156/474	-34.8925, 138.605	Agonis flexuosa - Weeping Myrtle	i, vi
10 Stevens on St	NAILSW ORTH	CT5204/347	-34.8849, 138.604	Agonis flexuosa - Weeping Myrtle	i, vi
34 Stevens on St	NAILSW ORTH	CT5146/140	-34.8848, 138.607	Araucaria heterophylla - Norfolk Island Pine	i, vi
8 Stuart Rd	PROSPE CT	CT5065/586	-34.8771, 138.597	Araucaria heterophylla - Norfolk Island Pine	i, vi
28 Third Ave	SEFTON PARK	CT5792/240	-34.8775, 138.606	Ulmus glabra 'Lutescans' - Golden Elm	
19 Verco St	BROAD VIEW	CT5210/742	-34.8830, 138.618	Jacaranda mimosifolia - Jacaranda	i, vi
37 Victoria St	PROSPE CT	CT5608/453	-34.8805, 138.590	Washingtonia filifera - Cotton Palm	i, vi
34 Vine St	PROSPE CT	CT5795/558	-34.886, 138.590	Washingtonia filifera - Cotton Palm	i, vi

37 Vine St	PROSPE CT	CT2179/171	-34.8867, 138.590	Araucaria heterophylla - Norfolk Island Pine	i, vi
60 Vine St	PROSPE CT	CT5577/427	-34.8862, 138.588	Eucalyptus camaldulensis - River Red Gum	i, ii, iii, v, vi
7 Vine St	PROSPE CT	CT2273/153	-34.886, 138.592	Jacaranda mimosifolia - Jacaranda	i, vi
26 Warren Ave	PROSPE CT	CT5686/756	-34.8714, 138.597	Eucalyptus leucoxydon - South Australian Blue Gum	i, vi
16 Warren Ave	PROSPE CT	CT5451/225	-34.8722, 138.597	Jacaranda mimosifolia - Jacaranda	i, vi
32 Warren Ave	PROSPE CT	CT5401/155	-34.8710, 138.598	Cedrus deodara - Deodar	i, vi
52 Wilcox Ave	PROSPE CT	CT5250/698	-34.8842, 138.601	Corymbia citriodora - Lemon Scented Gum	i, vi
15 William St	PROSPE CT	CT5157/239	-34.8757, 138.589	Ficus microcarpa - Hills fig	i, vi
19 William St	PROSPE CT	CT5732/897	-34.8754, 138.590	Araucaria heterophylla - Norfolk Island Pine	i, vi
44 Wilson St	PROSPE CT	CT5641/342	-34.894, 138.602	Dracaena draco - Dragons Blood	i
4A Braund Rd	PROSPE CT	CT5699/363	-34.897, 138.589	Calodendrum capense - Cape Chestnut	i, vi
26 First Ave	SEFTON PARK	CT5723/672	-34.879, 138.605	Washingtonia filifera - Cotton Palm	i, vi
440 Regency Rd	PROSPE CT	CT5674/499	-34.873, 138.595	Brachychiton rupestris - Bottle Tree	i, vi
18 Camroc Ave	PROSPE CT	CT5289/171	-34.872, 138.593	Araucaria heterophylla - Norfolk Island Pine	i, vi
30 Henrietta St	PROSPE CT	CT5063/466	-34.870, 138.598	Eucalyptus cladocalyx - Sugar Gum	i, vi
13 Burwood Ave	NAILSWORTH	CT5205/195	-34.8859, 138.604	Eucalyptus cladocalyx - Sugar Gum	i, vi
13 Burwood Ave	NAILSWORTH	CT5205/195	-34.8859, 138.604	Eucalyptus cladocalyx - Sugar Gum	i, vi
11 Carter St	PROSPE CT	CT5277/775	-34.8960, 138.595	Washingtonia filifera - Cotton Palm	i, vi

24 Prospect Rd	FITZROY	CT5155/101	-34.895, 138.593	Cedrus atlantica 'Glauca' - Blue Cedar	i, vi
24 Prospect Rd	FITZROY	CT5155/101	-34.895, 138.593	Jacaranda mimosifolia - Jacaranda	i, vi
33 Highbury St	PROSPECT	CT5689/30	-34.895, 138.598	Schinus molle var. areria - Pepper Tree	i, vi
68 Albert St	PROSPECT	CT5463/154	-34.878, 138.587	Eucalyptus camaldulensis - River Red Gum	i, ii, v, vi
72 Albert St	PROSPECT	CT5419/882	-34.878, 138.587	Araucaria heterophylla - Norfolk Island Pine	i, vi
171 Prospect Rd	PROSPECT	CT5284/551	-34.879, 138.593	Washingtonia filifera - Cotton Palm	i, vi
57 Le Hunte Ave	PROSPECT	CT5676/930	-34.882, 138.587	Washingtonia filifera - Cotton Palm	i, vi
61 Le Hunte Ave	PROSPECT	CT5778/710	-34.882, 138.586	Washingtonia filifera - Cotton Palm	i, vi
119 Braund Rd	PROSPECT	CT5070/941	-34.883, 138.589	Araucaria heterophylla - Norfolk Island Pine	i, vi
46 Labrina St	PROSPECT	CT5476/807	-34.887, 138.598	Jacaranda mimosifolia - Jacaranda	i, vi
1 Ballville St	PROSPECT	CT5692/198	-34.8920, 138.595	Corymbia citriodora - Lemon Scented Gum	i, vi
5 College St	PROSPECT	CT5239/999	-34.892, 138.599	Washingtonia filifera - Cotton Palm	i, vi
65 Milner St	PROSPECT	CT5281/942	-34.890, 138.601	Ficus microcarpa - Hills fig	i, vi
65 Milner St	PROSPECT	CT5281/943	-34.890, 138.601	Ficus microcarpa - Hills fig	i, vi
21 Richman Ave	PROSPECT	CT5273/891	-34.893, 138.597	Washingtonia filifera - Cotton Palm	i, vi
21 Richman Ave	PROSPECT	CT5273/891	-34.893, 138.597	Washingtonia filifera - Cotton Palm	i, vi
86 Kintore Ave	PROSPECT	CT5261/763	-34.886, 138.602	Washingtonia filifera - Cotton Palm	i, vi

149 Prospect Rd	PROSPECT CT	CT5551/414	-34.882, 138.594	Araucaria heterophylla - Norfolk Island Pine	i, vi
22 William St	PROSPECT CT	CT5130/613	-34.875, 138.588	Eucalyptus camaldulensis - River Red Gum	i, ii, iii, v, vi
53 Harvey St	COLLINSWOOD	CT5678/961	-34.889, 138.609	Washingtonia filifera - Cotton Palm	i, vi
14B First Ave	NAILSWORD	CT5253/441	-34.8794, 138.604	Sabal causiarum - Puerto Rican Hat Palm	i, vi
14B First Ave	NAILSWORD	CT5253/441	-34.8793, 138.604	Sabal causiarum - Puerto Rican Hat Palm	i, vi
16 Flora Tce	PROSPECT CT	CT5476/980	-34.885, 138.595	Sabal causiarum - Puerto Rican Hat Palm	i, vi
6 Hampstead Rd	BROADVIEW	CT5744/415	-34.619, 138.619	Corymbia citriodora - Lemon Scented Gum	i, vi
44 Wilson St	PROSPECT CT	CT5641/342	-34.894, 138.602	Dracaena draco - Dragons Blood	i
290 Main North Rd	PROSPECT CT	CT5170/552	-34.872, 138.601	Ulmus glabra 'Lutescans' - Golden Elm	i, vi
49 Prospect Rd	PROSPECT CT	CT5798/278	-34.897, 138.594	Brachychiton sp. -	i
11 North East Rd	COLLINSWOOD	CT5277/775	-34.8920, 138.609	Sabal causiarum - Puerto Rican Hat Palm	i, vi
40 Third Ave	SEFTON PARK	CT5713/51	-34.877, 138.607	Jacaranda mimosifolia - Jacaranda	i, vi
21 Edwin Ave	COLLINSWOOD	CT5177/988	-34.885, 138.617	Cinnamomum camphora - Camphor Laurel	i, vi
18 Fitzroy Tce	FITZROY	CT5157/371	-34.898, 138.591	Phoenix dactylifera - Date Palm	i, vi
18 Fitzroy Tce	FITZROY	CT5157/371	-34.898, 138.591	Phytolacca dioica - Ombu	i, vi
18 Fitzroy Tce	FITZROY	CT5157/371	-34.987, 138.591	Washingtonia filifera - Cotton Palm	i, vi
30 Henrietta St	PROSPECT CT	CT5063/466	-34.870, 138.598	Eucalyptus cladocalyx - Sugar Gum	i, vi

23 Prospect Rd	PROSPECT	CT5722/657	-34.8927, 138.596	Phoenix dactylifera - Senegal Date Palm or African Wild Date	i, vi
23 Prospect Rd	PROSPECT	CT5722/657	-34.893, 138.595	Phoenix dactylifera - Senegal Date Palm or African Wild Date	i, vi
23 Prospect Rd	PROSPECT	CT5722/657	-34.893, 138.596	Phoenix dactylifera - Senegal Date Palm or African Wild Date	i, vi
12 Main North Rd	THORNGATE	CT5198/628	-34.897, 138.598	Phoenix dactylifera - Date Palm	i, vi
111 North East Rd	COLLINSWOOD	CT5647/489	-34.8859, 138.617	Araucaria heterophylla - Norfolk Island Pine	i, vi
203-211 Main North Rd	SEFTON PARK	CT5439/486	-34.897, 138.602	Schinus molle var. areria - Pepper Tree	i, vi
90-92 Main North Rd	PROSPECT	CT5130/914	-34.891, 138.602	Washingtonia robusta - Mexican Fan Palm	i, vi
102 Main North Rd	PROSPECT	CT5298/422	-34.8900, 138.602	Casuarina glauca - Swamp Oak	i, vi
23 Prospect Rd	PROSPECT	CT5722/657	-34.8927, 138.595	Phoenix dactylifera - Senegal Date Palm or African Wild Date	i, vi
23 Prospect Rd	PROSPECT	CT5722/657	-34.893, 138.596	Livistona australis - Cabbage Tree Palm	i, vi
23 Prospect Rd	PROSPECT	CT5722/657	-34.893, 138.596	Calodendrum capense - Cape Chestnut	i, vi
23 Prospect Rd	PROSPECT	CT5722/657	-34.893, 138.594	Araucaria cunninghamii - Hoop Pine	i, vi
23 Prospect Rd	PROSPECT	CT5722/657	-34.893, 138.596	Araucaria heterophylla - Norfolk Island Pine	i, vi
23 Prospect Rd	PROSPECT	CT5722/657	-34.8927, 138.596	Araucaria bidwillii - Bunya Bunya	vi
7 Myponga Tce	BROADVIEW	CT5121/820	-34.897, 138.618	Araucaria heterophylla - Norfolk Island Pine	i, vi
7 Myponga Tce	BROADVIEW	CT5121/820	-34.897, 138.618	Araucaria heterophylla - Norfolk Island Pine	i, vi

20 Fitzroy Tce	FITZRO Y	CT5554/ 793	-34.898, 138.589	Washingtonia filifera - Cotton Palm	i, vi
22 McInnes Ave	BROAD VIEW	CT5722/ 181	-34.876, 138.612	Fraxinus angustifolia 'Raywood' - Claret Ash	i, vi
19 Fitzroy Tce	FITZRO Y	CT5407/ 712	-34.898, 138.590	Phoenix reclinata - Senegal Date Palm or African Wild Date	vi
7 Second Ave	SEFTON PARK	CT5759/ 185	-34.897, 138.603	Schinus molle var. areria - Pepper Tree	i, vi
15 Toronto St	OVINGH AM	CT5543/ 822	-34.897, 138.587	Schinus molle var. areria - Pepper Tree	i, vi
20 Fitzroy Tce	FITZRO Y	CT5554/ 793	-34.898, 138.589	Phoenix canariensis - Canary Island Date Palm	i, vi
47 Clifton St	PROSPE CT	CT5467/ 181	-34.893, 138.588	Harpephyllum caffrum - Kaffir Plum	i, vi
74 Prospec t Rd	PROSPE CT	CT5079/ 520	-34.890, 138.593	Phoenix canariensis - Canary Island Date Palm	i, vi
74 Prospec t Rd	PROSPE CT	CT5079/ 520	-34.890, 138.593	Phoenix canariensis - Canary Island Date Palm	i, vi
74 Prospec t Rd	PROSPE CT	CT5079/ 520	-34.890, 138.593	Phoenix canariensis - Canary Island Date Palm	i, vi
2A Jones St	NAILSW ORTH	CT5174/ 651	-34.880, 138.603	Eucalyptus camaldulensis - River Red Gum	i, vi
28 Balfour St	NAILSW ORTH	CT1132/ 184	-34.882, 138.605	Jacaranda mimosifolia - Jacaranda	i, vi
33 Californi a St	NAILSW ORTH	CT5326/ 247	-34.884, 138.606	Corymbia citriodora - Lemon Scented Gum	i, vi
3 East Tce	NAILSW ORTH	CT5522/ 696	-34.881, 138.608	Brachychiton populneus - Kurrajong	i, vi
72 Farrant St	PROSPE CT	CT5782/ 850	-34.878, 138.599	Brachychiton populneus - Kurrajong	i, vi
22 Salisbur y Tce	COLLIN SWOOD	CT5201/ 348	-34.8863, 138.613	Phoenix rupicola - Cliff Date Palm	i, vi
22 Salisbur y Tce	COLLIN SWOOD	CT5201/ 348	-34.8863, 138.614	Phoenix rupicola - Cliff Date Palm	vi
32 Prospec t Rd	PROSPE CT	CT5230/ 82	-34.894, 138.593	Jacaranda mimosifolia - Jacaranda	i, vi

15 Halstead St	FITZROY	CT5237/ 803	-34.895, 138.592	Washingtonia filifera - Cotton Palm	i, vi
6 Halstead St	FITZROY	CT1650/ 160	-34.894, 138.593	Washingtonia filifera - Cotton Palm	i, vi

Burnside

7 Palomino Road	AULDNA	CT 5573/936	4m from front boundary, 1m from driveway	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
9 Palomino Road	AULDNA	CT 5574/250	3m from front boundary, 6m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	iii, iv, v
9 Palomino Road	AULDNA	CT 5574/250	6m from front boundary, 6m from driveway	<i>Eucalyptus camaldulensis</i> - River Red Gum	iii, iv, v
578 The Parade	AULDNA	CT 5804/840	30m from front boundary, 20m South of Skye Cellars Drive	<i>Eucalyptus camaldulensis</i> - River Red Gum	iii, iv, v
578 The Parade	AULDNA	CT 5804/840	75m East of Skye Cellars Sign, 1m South of Skye Cellars Drive	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	i, iii, iv, v
578 The Parade	AULDNA	CT 5804/840	75m East of Skye Cellars Sign, 5m South of Skye Cellars Drive	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	i, iii, iv, v,
578 The Parade	AULDNA	CT 5804/840	72m East of Skye Cellars Sign, 5m South of Skye Cellars Drive	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	i, iii, iv, v
578 The Parade	AULDNA	CT 5804/840	50m East of Skye Cellars Sign, 5m South of Skye Cellars Drive	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	i, iii, iv, v
578 The Parade	AULDNA	CT 5804/840	2m from fence, 8m North of Skye Cellars Drive	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	i, iii, iv, v
578 The Parade	AULDNA	CT 5804/840	8m SW from previous tree, 5m from Skye Cellars Drive	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	i, iii, iv, v
578 The Parade	AULDNA	CT 5804/840	24m West of previous tree, 1m from Skye Cellars Drive	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	i, iii, iv, v

226 Magill Road	BEULAH PARK	CT 5824/303	3m from rear boundary, 2m from right boundary	<i>Quercus robur</i> - English Oak	i, vi
288 Magill Road	BEULAH PARK	CT 5268/805	5m from front boundary, 9m from right boundary	<i>Cycas revoluta</i> - Sago Plum	i, vi
280 Portrush Road	BEULAH PARK	CT 1100/36	30 m from front boundary, 25m from right boundary	<i>Brachychiton populneus</i> - Kurrajong	i, vi
14 Bayview Crescent	BEAUMONT	CT 5489/639	10m from rear boundary, 3m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
14 Bayview Crescent	BEAUMONT	CT 5489/639	4m from rear boundary, 2m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
14 Caithness Avenue	BEAUMONT	CT 5145/177	25 from front boundary, near left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
14 Caithness Avenue	BEAUMONT	CT 5145/177	20m from front boundary, 6m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
14 Caithness Avenue	BEAUMONT	CT 5145/177	6m from left boundary, 13m from right boundary, on front boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	ii, iv, v
14 Caithness Avenue	BEAUMONT	CT 5145/177	9m from front boundary, 6m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iv, v
14 Caithness Avenue	BEAUMONT	CT 5145/177	Front left corner of allotment	<i>Acacia salicina</i> - Willow Wattle	i, ii, v
1 Gordon Place	BEAUMONT	CT 5394/41	2m from front boundary, 4m left of driveway	<i>Acacia salicina</i> - Willow Wattle	i, iii, iv, v
3 Grey Avenue	BEAUMONT	CT 5724/139	2m from Bennett Avenue, 7m from Grey Avenue	<i>Eucalyptus leucoxydon</i> - South Australian Blue Gum	i, ii, iii, iv, v
37 Katomba Road	BEAUMONT	CT 5227/421	9m from front boundary, 2m from right boundary	<i>Eucalyptus saligna</i> - Sydney Blue Gum	i, vi

3 Lascelles Avenue	BEAUMONT	CT 5563/812	2m from left boundary, in rear north east corner of allotment	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
3 Lascelles Avenue	BEAUMONT	CT 5563/812	Near left boundary, in rear north east corner of allotment	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
19 Lascelles Avenue	BEAUMONT	CT 5841/934	30 from front boundary, 5m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
19 Lascelles Avenue	BEAUMONT	CT 5841/934	30 from front boundary, 2m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
5 Tennys on Drive	BEAUMONT	CT 5557/785	1m from front boundary, to left of driveway	<i>Eucalyptus leucoxylo</i> - South Australian Blue Gum	i, iii, iv, v
5 Tennys on Drive	BEAUMONT	CT 5557/785	3m from front boundary, 3m from left boundary	<i>Eucalyptus leucoxylo</i> - South Australian Blue Gum	i, iii, iv, v, vi
5 Tennys on Drive	BEAUMONT	CT 5557/785	8m from front boundary, 3rd tree over from driveway	<i>Eucalyptus leucoxylo</i> - South Australian Blue Gum	i, iii, iv, v
5 Tennys on Drive	BEAUMONT	CT 5557/785	8m from front boundary, 2nd tree over from driveway	<i>Eucalyptus leucoxylo</i> - South Australian Blue Gum	i, iii, iv, v
5 Tennys on Drive	BEAUMONT	CT 5557/785	8m from front boundary, 1st tree over from driveway	<i>Eucalyptus leucoxylo</i> - South Australian Blue Gum	i, iii, iv, v
5 Tennys on Drive	BEAUMONT	CT 5557/785	Front right corner of allotment	<i>Eucalyptus leucoxylo</i> - South Australian Blue Gum	iii, iv, v, vi
11 Tennys on Drive	BEAUMONT	CT 5718/345	8m from rear boundary, 6m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v, vi
11 Tennys on Drive	BEAUMONT	CT 5718/345	20m from rear boundary, 8m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v, vi

36 Tennys on Drive	BEAUM ONT	CT 5606/287, CT 5606/290	On verge of corner allotment of Tennys on Drive and Gordon Place	<i>Acacia salicina</i> - Willow Wattle	i, iv, v
38 Tennys on Drive	BEAUM ONT	CT 5606/287, CT 5606/290	25m from front boundary, 1.5m from left boundary	<i>Eucalyptus leucoxylo</i> n - South Australian Blue Gum	iii, iv, v
6 Thirkell Avenue	BEAUM ONT	CT 5128/749	1.5m from front boundary, on left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
6A Thirkell Avenue	BEAUM ONT	CT 5131/846	13m from front boundary, 2m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
6A Thirkell Avenue	BEAUM ONT	CT 5131/846	17m from front boundary, on left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
6A Thirkell Avenue	BEAUM ONT	CT 5131/846	19m from front boundary, 1.5m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
6A Thirkell Avenue	BEAUM ONT	CT 5131/846	10m from front boundary, 2m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
16 Thirkell Avenue	BEAUM ONT	CT 5846/571	7m from right boundary, near rear boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
35 Travers Drive	BEAUM ONT	CT 5113/922	8m from front boundary, 10m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
230 Portrus h Road	BEULA H PARK	CT 5803/377	10m from Portrush Road, 10m from Oban Street	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
230 Portrus h Road	BEULA H PARK	CT 5803/377	2m East of Kings Close, 9m from Oban Street	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
230 Portrus h Road	BEULA H PARK	CT 5803/377	0.5m from Kings Close, 22m from rear boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
230 Portrus h Road	BEULA H PARK	CT 5803/377	0.3m from front boundary, 8m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v

498 Glynburn Road	BURNSIDE	CT 5502/47	4m from front boundary, 4m from right boundary	<i>Araucaria heterophylla</i> - Norfolk Island Pine	i, vi
7 High Street	BURNSIDE	CT 5833/949, CT 5670/766, CT 2432/159, CT 5670/764, CT 5670/765	On front boundary, 35m from left boundary, 28m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
185 Fullarton Road	DULWICH	CT 5548/338	1m from front boundary, 3m from right boundary	<i>Platanus hybrida orientalis</i> - London Plane	i, vi
185 Fullarton Road	DULWICH	CT 5548/338	1m from front boundary, 8m from right boundary	<i>Platanus hybrida</i> - Plane Tree	i, vi
14 Scott Street	DULWICH	CT 5397/165	3m from rear boundary, 3m from right boundary	<i>Washingtonia filifera</i> - Cotton Palm	i, vi
14 Scott Street	DULWICH	CT 5397/165	8m from rear boundary, 3m from right boundary	<i>Washingtonia filifera</i> - Cotton Palm	i, vi
6 Thornton Avenue	DULWICH	CT 5856/779	1m from front boundary, 0.5m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	iii, iv, v
20 Tudor Street	DULWICH	Strata Plan 4200	2m from front boundary, 3m from right boundary	<i>Araucaria heterophylla</i> - Norfolk Island Pine	i, vi
18 Williams Avenue	DULWICH	CT 5676/725	7m from front boundary, on West boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	iii, iv, v
18 Williams Avenue	DULWICH	CT 5676/725	8m from front boundary, on West boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	iii, iv, v
18 Williams Avenue	DULWICH	CT 5676/725	9m from front boundary, on West boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	iii, iv, v
49 Glen Osmond Road	EASTWOOD	CT 5828/397, CT 5828/396	18m from rear boundary, 12m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, v
1 John Street	EASTWOOD	CT 5132/639	4m from rear boundary, on right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, v
1 John Street	EASTWOOD	CT 5132/639	18m from rear boundary, on right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, v
1 John Street	EASTWOOD	CT 5132/639	21m from rear boundary, on right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, v

66 Myall Avenue	ERINDALE	CT 5080/779, CT 5080/780, CT 5080/781	21m from front boundary, 1.5m from right boundary	<i>Quercus palustris</i> - Pin Oak	i, vi
59 Statenborough Street	ERINDALE	CT 5811/644	8m from front boundary, 16m from left boundary	<i>Cedrus atlantica 'glauca'</i> - Blue Atlas Cedar	i, vi
61 Statenborough Street	ERINDALE	CT 5811/643	9m from front boundary, 6m from left boundary	<i>Cedrus deodara</i> - Deodar Cedar	i, vi
69 Conyngham Street	FREWVILLE	CT 2695/131, Strata Plan 3398	6m from front boundary, 2m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
69 Conyngham Street	FREWVILLE	CT 2695/131, Strata Plan 3398	15m from front boundary, 2m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
18 Flemington Street	FREWVILLE	CT 5745/337	30 m from rear boundary, 1m from Birdwood Road	<i>Araucaria heterophylla</i> - Norfolk Island Pine	i, vi
6 Benacre Close	GLENOSMOND	CT 5594/97	1m from front boundary, 5m from left boundary	<i>Eucalyptus microcarpa</i> - Grey Box Gum	ii, iii, iv, v
6 Benacre Close	GLENOSMOND	CT 5594/97	6m to the right of the gate on front boundary	<i>Eucalyptus microcarpa</i> - Grey Box Gum	ii, iii, iv, v
6 Benacre Close	GLENOSMOND	CT 5594/97	3m from Northern boundary, 9m from Western boundary	<i>Schinus ariera</i> - Pepper Tree	i, vi
9 Boucaut Street	GLENOSMOND	CT 5125/974	2m from rear boundary, 1m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
12 Brook Avenue	GLENOSMOND	CT 5714/493	15m from rear boundary, 6m from right boundary	<i>Eucalyptus microcarpa</i> - Grey Box Gum	i, ii, iii, iv, v
12 Brook Avenue	GLENOSMOND	CT 5714/493	16m from rear boundary, on right boundary	<i>Eucalyptus microcarpa</i> - Grey Box Gum	i, ii, iii, iv, v
14 Brook Avenue	GLENOSMOND	CT 5184/335	1m from front boundary, 5m from left boundary	<i>Eucalyptus microcarpa</i> - Grey Box Gum	i, ii, iii, iv, v

18 Gilles Road	GLEN OSMOND	CT 5638/375	28m from front boundary, 3m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
18 Gilles Road	GLEN OSMOND	CT 5638/375	14m from front boundary, 7m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
18 Gilles Road	GLEN OSMOND	CT 5638/375	10m from front boundary, 6m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
18 Gilles Road	GLEN OSMOND	CT 5638/375	8m from front boundary, 8m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
361 Glen Osmond Road	GLEN OSMOND	CT 5120/152	1m from front boundary, 3m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, v
2A Playford Street	GLEN OSMOND	CT 5868/238	70m from front boundary, near left boundary	<i>Eucalyptus microcarpa</i> - Grey Box Gum	ii, iii, iv, v
576 Portrush Road	GLEN OSMOND	Strata Plan 12641	30m from front boundary, on right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
578 Portrush Road	GLEN OSMOND	Strata Plan 853	1.5m from right boundary, near rear boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
596 Portrush Road	GLEN OSMOND	CT 3716/112	1m from front boundary, 85m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
596 Portrush Road	GLEN OSMOND	CT 3716/112	1m from front boundary, 90m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
596 Portrush Road	GLEN OSMOND	CT 3716/112	1m from front boundary, 74m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
596 Portrush Road	GLEN OSMOND	CT 3716/112	3m from rear boundary, 12m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
596 Portrush Road	GLEN OSMOND	CT 3716/112	2.5m from rear boundary, 80m from right boundary	<i>Eucalyptus microcarpa</i> - Grey Box Gum	i, ii, iii, iv, v

596 Portrush Road	GLEN OSMOND	CT 3716/112	36m from front boundary, 2m from left boundary	<i>Eucalyptus microcarpa</i> - Grey Box Gum	i, ii, iii, iv, v
596 Portrush Road	GLEN OSMOND	CT 3716/112	37m from front boundary, 11.5m from left boundary	<i>Eucalyptus microcarpa</i> - Grey Box Gum	i, ii, iii, iv, v
12 Sherwood Terrace	GLEN OSMOND	CT 5697/905	1.5m from front boundary, 3m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	ii, v
12 Sherwood Terrace	GLEN OSMOND	CT 5697/905	3m from front boundary, 8m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	ii, iv, v
3 Snow Street	GLEN OSMOND	CT 5075/650	15m from front boundary, on right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
8 Whittington Avenue	GLEN OSMOND	CT 5139/354	15m from front boundary, 6m from left boundary	<i>Eucalyptus leucoxylon</i> - South Australian Blue Gum	i, ii, iii, iv, v
1B Woodley Road	GLEN OSMOND	CT 5745/296	10m from front boundary, 4.5m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
61 Allinga Avenue	GLENSIDE	CT 5531/145	5m from left boundary, on rear boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
61 Allinga Avenue	GLENSIDE	CT 5531/145	7.5m from left boundary, on rear boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
61 Allinga Avenue	GLENSIDE	CT 5531/145	5m from right boundary, on rear boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
27 Conyngham Street	GLENSIDE	CT 5857/560	10m from right boundary, 12m East of wall on adjoining property	<i>Eucalyptus camaldulensis</i> - River Red Gum	ii, v
27 Conyngham Street	GLENSIDE	CT 5857/560	20m from right boundary, 25m East of wall on adjoining property	<i>Eucalyptus camaldulensis</i> - River Red Gum	ii, v
27 Conyngham Street	GLENSIDE	CT 5857/560	20m from right boundary, 30m East of wall on adjoining property	<i>Eucalyptus camaldulensis</i> - River Red Gum	ii, v

50 L'Estrange Street	GLENSI DE	CT 956/148 Strata Plan 327	1.5m from front boundary, 3m from left boundary	<i>Allocasuarina verticillata</i> - Drooping Sheoak	i, iii, v
457 Portrush Road	GLENSI DE	Strata Plan 3884	2m from Sydney Street, 8m from car park entrance	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
457 Portrush Road	GLENSI DE	Strata Plan 3884	3.5m from Sydney Street, on car park entrance road	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
457 Portrush Road	GLENSI DE	Strata Plan 3884	40.5m from Sydney Street, on car park entrance road	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
457 Portrush Road	GLENSI DE	Strata Plan 3884	54.5m from Sydney Street, on car park entrance road	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
469 Portrush Road	GLENSI DE	CT 5531/621	2m from front boundary, 10m from right boundary	<i>Dracaena draco</i> - Dragon Tree	i, vi
25 Windsor Road	GLENSI DE	CT 5259/886	15m from rear boundary, 2m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	ii, iii, v
1A Allinga Avenue	GLENU NGA	CT 514/184	5m from front boundary, 12m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, v
1A Allinga Avenue	GLENU NGA	CT 514/184	22m from front boundary, 12m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, v
1A Allinga Avenue	GLENU NGA	CT 514/184	32m from front boundary, 23m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, v
1A Allinga Avenue	GLENU NGA	CT 514/184	15.5m from front boundary, 23m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, v
1A Allinga Avenue	GLENU NGA	CT 514/184	6.5m from front boundary, 23m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, v
7 Bevington Road	GLENU NGA	CT 5717/388	3m from rear boundary, 2m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
32 Bevington Road	GLENU NGA	CT 5841/874	14m from front boundary, 2m from left boundary	<i>Acacia salicina</i> - Willow Wattle	i, iii, v
Lot 78 Conyng	GLENU NGA	CT 5704/634, CT 5514/344	8m from front boundary, 12m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, v

ham Street					
48 Glenunga Avenue	GLENU NGA	CT 5084/388	2m from front boundary, 2m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
48 Glenunga Avenue	GLENU NGA	CT 5084/388	2m from front boundary, 8m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
48 Glenunga Avenue	GLENU NGA	CT 5084/388	2m from front boundary, 23m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
48 Glenunga Avenue	GLENU NGA	CT 5084/388	2m from front boundary, 29m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
48 Glenunga Avenue	GLENU NGA	CT 5084/388	2m from front boundary, 0.5m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
4/52 Glenunga Avenue	GLENU NGA	CT 5703/664	2m from front boundary, 8m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
585 Portrush Road	GLENU NGA	CT 5153/2	2m from front boundary, 13m from left boundary	<i>Eucalyptus leucoxydon</i> - South Australian Blue Gum	i, ii, iii, iv, v
585 Portrush Road	GLENU NGA	CT 5153/2	3m from front boundary, 18m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
9 Rowell Avenue	GLENU NGA	CT 5093/242	1m from rear boundary, 4m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
7 Taminga Avenue	GLENU NGA	CT 5805/649	45m from front boundary, 15m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
35 Trevorton Avenue	GLENU NGA	CT 5824/962	30m from front boundary, 0.5m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
77 Cooper Place	HAZEL WOOD PARK	CT 5642/439	6m from rear boundary, 4m from right boundary	<i>Eucalyptus microcarpa</i> - Grey Box Gum	iii, iv, v
485 Glynburn Road	HAZEL WOOD PARK	CT 5716/790	2m from front boundary, 2m from left boundary	<i>Cedrus deodara</i> - Deodar Cedar	i, vi

595 Glynbur n Road	HAZEL WOOD PARK	CT 5560/418	15m from rear boundary, 13m from left boundary	<i>Eucalyptus microcarpa</i> - Grey Box Gum	i, iii, iv, v
595 Glynbur n Road	HAZEL WOOD PARK	CT 5560/418	15m from rear boundary, 4m from left boundary	<i>Eucalyptus microcarpa</i> - Grey Box Gum	iii, iv, v
597 Glynbur n Road	HAZEL WOOD PARK	CT 5673/687	20m from front boundary, 8m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	iii, iv, v
599 Glynbur n Road	HAZEL WOOD PARK	CT 5240/907	1.5m from front boundary, 8m from left boundary	<i>Eucalyptus microcarpa</i> - Grey Box Gum	iii, iv, v
34 Howard Terrace	HAZEL WOOD PARK	CT 5852/809	18m from front boundary, 8m from left boundary	<i>Dracaena draco</i> - Dragon Tree	i, vi
23 Lancelot Avenue	HAZEL WOOD PARK	CT 5153/863	4m from front boundary, 1m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	iii, iv, v
23 Lancelot Avenue	HAZEL WOOD PARK	CT 5153/863	3.5m from front boundary, 0.5m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	iii, iv, v
43 Linden Avenue	HAZEL WOOD PARK	CT 5734/231	2m from front boundary, 5m from left boundary	<i>Corymbia citriodora</i> - Lemon Scented Gum	i, vi
42 Russell Avenue	HAZEL WOOD PARK	CT 5352/317	16m from Richter Lane, 0.5m from Russell Avenue	<i>Eucalyptus camaldulensis</i> - River Red Gum	iii, iv, v
1 Sidney Place	HAZEL WOOD PARK	CT 5662/150	2m from left of boundary, about 2/3rds back from front boundary	<i>Callitris gracillis</i> - Southern Cypress Pine	ii, iii, iv, v
305 Beulah Road	KENSINGTON PARK	CT 5596/996	25m from front boundary, 9m from right boundary	<i>Araucaria heterophylla</i> - Norfolk Island Pine	i, vi
45 Yeronga Avenue	KENSINGTON PARK	CT 5806/599	3m from front boundary, 8m from left boundary	<i>Cycas revoluta</i> - Sago Plum	i, vi
428 Magill Road	KENSINGTON GARDENS	CT 2386/120 Strata Plan 3014	9m from front boundary, 0.5m from left boundary	<i>Eucalyptus saligna</i> - Sydney Blue Gum	i, vi
444 Magill Road	KENSINGTON GARDENS	CT 5779/968	20m from front boundary, 13 m from left boundary	<i>Araucaria heterophylla</i> - Norfolk Island Pine	i, vi
464 Magill Road	KENSINGTON	CT 5555/202	5m from front boundary, 6m from left boundary	<i>Jacaranda mimosifolia</i> - Jacaranda	i, vi

	GARDE NS				
24 Myall Avenue	KENSIN GTON GARDE NS	CT 5532/293	Front left of site	<i>Washingtonia filifera</i> - Cotton Palm	i, vi
24 Myall Avenue	KENSIN GTON GARDE NS	CT 5532/293	Front right of site	<i>Washingtonia filifera</i> - Cotton Palm	i, vi
24 Myall Avenue	KENSIN GTON GARDE NS	CT 5532/293	Rear of site	<i>Washingtonia filifera</i> - Cotton Palm	i, vi
24A Myall Avenue	KENSIN GTON GARDE NS	CT 5420/540	Rear of site	<i>Washingtonia filifera</i> - Cotton Palm	i, vi
26 Myall Avenue	KENSIN GTON GARDE NS	CT 5520/504	Front of site	<i>Washingtonia filifera</i> - Cotton Palm	i, vi
26 Myall Avenue	KENSIN GTON GARDE NS	CT 5520/504	Rear of site	<i>Washingtonia filifera</i> - Cotton Palm	i, vi
25 West Terrace	KENSIN GTON GARDE NS	CT 5232/533	Rear right NW corner	<i>Washingtonia filifera</i> - Cotton Palm	i, vi
41 West Terrace	KENSIN GTON GARDE NS	CT 5224/539	3m from front boundary, 9m from right boundary	<i>Corymbia citriodora</i> - Lemon Scented Gum	i, vi
29 Godfrey Terrace	LEABR OOK	CT 5733/648	7m from rear lane, 10m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
29 Godfrey Terrace	LEABR OOK	CT 5733/648	7.5m from rear lane, 7.5m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
29 Godfrey Terrace	LEABR OOK	CT 5733/648	9m from rear lane, 5m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
286 Kensing ton Road	LEABR OOK	CT 5712/315	12m from front boundary, 26 metres from left boundary	<i>Platanus hybrida</i> - Plane Tree	i, vi

314 Kensington Road	LEABR OOK	CT 5131/239	10m from rear boundary, on left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
314 Kensington Road	LEABR OOK	CT 5131/239	1m from rear boundary, centre of block	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
314 Kensington Road	LEABR OOK	CT 5131/239	1.5m from rear boundary, on right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
5 The Parkway	LEABR OOK	CT 5153/737	4m from front boundary, 2m from left boundary	<i>Sabal palmetto</i> - Palmetto	i, vi
8 Tusmore Avenue	LEABR OOK	CT 5210/519	2m from Stanley Street, on Eastern boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
24 Stanley Street	LEABR OOK	CT 5804/313	22m from front boundary, 3m from left boundary	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	i, iii, iv, v
24 Stanley Street	LEABR OOK	CT 5804/313	3m from front boundary, 1m from right boundary	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	i, iii, iv, v
29 Stanley Street	LEABR OOK	Strata Plan 1195	On front left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
29 Stanley Street	LEABR OOK	Strata Plan 1195	2m from front boundary, 8m from left boundary	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	i, iii, iv, v
29 Stanley Street	LEABR OOK	Strata Plan 1195	1.5m from front boundary, 9.5m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
29 Stanley Street	LEABR OOK	Strata Plan 1195	3.5m from front boundary, 4.5m from right boundary	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	i, iii, iv, v
29 Stanley Street	LEABR OOK	Strata Plan 1195	9m from front boundary, 2m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
31 Stanley Street	LEABR OOK	CT 5498/712	2m from front boundary, 2m from left boundary	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	i, iii, iv, v

31 Stanley Street	LEABROOK	CT 5498/712	24m from front boundary, 3m from left boundary	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	i, iii, iv, v
31 Stanley Street	LEABROOK	CT 5498/712	36m from front boundary, 3m from left boundary	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	i, iii, iv, v
42 Beatty Street	LINDENPARK	SP 6687	1m from front boundary, 3m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
37 Sturdee Street	LINDENPARK	CT 5220/62	4.5m from front boundary, 3.5m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	ii, iii, v
45 Briant Road	MAGILL	CT 5712/695	1.5m from front boundary, 6m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
15 East Street	MAGILL	CT 5242/82	2m from rear boundary, 1m from left boundary	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	iii, iv, v
24 East Street	MAGILL	CT 5804/706	1.5m from front boundary, 4m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
20 Ellis Street	MAGILL	CT 5553/289	1m from front boundary, 6.5m from left boundary	<i>Corymbia citriodora</i> - Lemon Scented Gum	i, vi
9 Elm Grove	MAGILL	CT 5412/669	4m from front boundary, 7m from right boundary	<i>Cedrus deodara</i> - Deodar Cedar	i, vi
12 Elm Grove	MAGILL	CT 5681/677	3m from front boundary, 5m from right boundary	<i>Corymbia citriodora</i> - Lemon Scented Gum	i, vi
47 Giles Street	MAGILL	CT 5746/832	12m from rear boundary, 4.5m from left boundary	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	i, ii, iii, iv, v
47 Giles Street	MAGILL	CT 5746/832	5m from rear boundary, centre of property	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	ii, iii, iv, v
47 Giles Street	MAGILL	CT 5746/832	10m from rear boundary, 5m left of house	<i>Eucalyptus camaldulensis</i> - River Red Gum	ii, iii, iv, v
47 Giles Street	MAGILL	CT 5746/832	18m from rear boundary, 5m left of house	<i>Eucalyptus camaldulensis</i> - River Red Gum	ii, iii, iv, v

47 Giles Street	MAGILL	CT 5746/832	20m from rear boundary, 7m left of house	<i>Eucalyptus leucoxylon</i> - South Australian Blue Gum	i, ii, iii, iv, v
47 Giles Street	MAGILL	CT 5746/832	8m from front boundary, 9m left of house	<i>Eucalyptus leucoxylon</i> - South Australian Blue Gum	i, ii, iii, iv, v
8 Henry Martin Square	MAGILL	CT 5425/814	3m from rear boundary, 5m from right boundary	<i>Quercus robur</i> - English Oak	i, vi
9 Henry Martin Square	MAGILL	CT 5425/815	8m from rear boundary, 3m from left boundary	<i>Quercus robur</i> - English Oak	i, vi
508 Magill Road	MAGILL	Strata Plan 513926	5m from left boundary, on front boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
508 Magill Road	MAGILL	Strata Plan 513926	14m from right boundary, on front boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
508 Magill Road	MAGILL	Strata Plan 513926	2m from right boundary, on front boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
596 Magill Road	MAGILL	CT 5737/732, CT 3655/169, CT 5721/727, CT 5807/26, CT 5807/15	30m from front boundary, 58m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	iii, iv, v
10 McGlasson Avenue	MAGILL	CT 5366/220	0.5m from East Street, 0.1m from McGlasson Avenue	<i>Eucalyptus leucoxylon</i> - South Australian Blue Gum	i, iii, iv, v
12 Ormond Avenue	MAGILL	CT 5163/143	1.5m from driveway, on property boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
29 Romalo Avenue	MAGILL	CT 5227/331	2.5m from front boundary, 3m from right boundary	<i>Eucalyptus leucoxylon</i> - South Australian Blue Gum	i, iii, iv, v
33 Romalo Avenue	MAGILL	CT 5648/846	4.5m from Maple Avenue, 7m from Romalo Avenue	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
33 Romalo Avenue	MAGILL	CT 5648/846	5.5m from Maple Avenue, 6m from Romalo Avenue	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v

33 Romalo Avenue	MAGILL	CT 5648/846	6.5m from Maple Avenue, 7m from Romalo Avenue	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
33 Romalo Avenue	MAGILL	CT 5648/846	7.5m from Maple Avenue, 6m from Romalo Avenue	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
33 Romalo Avenue	MAGILL	CT 5648/846	8.5m from Maple Avenue, 6m from Romalo Avenue	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
509 The Parade	MAGILL	CT 5853/742	0.5m from front boundary, 74m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
509 The Parade	MAGILL	CT 5853/742	1m from front boundary, 58m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
509 The Parade	MAGILL	CT 5853/742	2m from front boundary, 38m from left boundary	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	i, iii, iv, v
160 Fullarton Road	ROSE PARK	Community Plan 20846	6m from front boundary, 60m from right boundary	<i>Platanus hybrida</i> - Plane Tree	i, vi
24 Kensington Road	ROSE PARK	CT 5077/607	1.5m from front boundary, 2m from left boundary	<i>Eucalyptus sideroxyton</i> - Red Ironbark Gum	i, vi
29 Hewitt Avenue	ROSE PARK	CT 5356/899	8m from rear boundary, 1.5m from right boundary	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	i, iii, iv, v
29 Hewitt Avenue	ROSE PARK	CT 5356/899	8m from rear boundary, 2.5m from right boundary	<i>Eucalyptus leucoxyton</i> - South Australian Blue Gum	i, iii, iv, v
7 Prescott Terrace	ROSE PARK	CT 5549/700	45 m from Prescott Avenue, 17m from Hewitt Avenue	<i>Eucalyptus scoparia</i> - Wallangarra White Gum	i, v, vi
26 Swaine Avenue	ROSE PARK	CT 5711/927	10m from front boundary, 3m from left boundary	<i>Washingtonia filifera</i> - Cotton Palm	i, vi
17 Edgcombe Terrace	ROSSLYN PARK	CT 5639/438	20m from rear boundary, 3m from right boundary	<i>Washingtonia filifera</i> - Cotton Palm	i, vi

25 Hyland Terrace	ROSSLY N PARK	CT 5343/270	15m from rear boundary, 4m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
5 Brae Road	ST GEORGES	CT 5408/570	6m from rear boundary, 10m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
13 Sunnyside Road	ST GEORGES	CT 5840/726	17m from front boundary, 7m from Anglesey Avenue	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
13 Sunnyside Road	ST GEORGES	CT 5840/726	23.5m from front boundary, 4m from Anglesey Avenue	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
13 Sunnyside Road	ST GEORGES	CT 5840/726	24.5m from front boundary, 10m from Anglesey Avenue	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
13 Sunnyside Road	ST GEORGES	CT 5840/726	34.5m from front boundary, 8m from Anglesey Avenue	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
36 Woottona Terrace	ST GEORGES	CT 5358/929	2m from front boundary, 0.5m from right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, v
5 Martindale Avenue	TOORAK GARDENS	CT 5860/236	3m from front boundary, 1m from right boundary	<i>Eucalyptus</i> sp	i, vi
15 Sturt Avenue	TOORAK GARDENS	CT 5854/975	6m from front boundary, 0.5m from right boundary	<i>Chamaerops humilis</i> - Dwarf Fan Palm	i, vi
15 Sturt Avenue	TOORAK GARDENS	CT 5854/975	4m from front boundary, 0.5m from right boundary	<i>Chamaerops humilis</i> - Dwarf Fan Palm	i, vi
17 Bakewell Street	TUSMORE	CT 5451/172	6m from front boundary, 7m from right boundary	<i>Quercus palustris</i> - Pin Oak	i, vi
46 Kenna way Street	TUSMORE	CT 5422/437	30m from front boundary, 1m from right boundary	<i>Washingtonia robusta</i> - Mexican Washingtonia	i, vi
23 Stirling Street	TUSMORE	CT 5261/397	10m from front boundary, on left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v

61 Tusmore Avenue	TUSMOR RE	CT 5511/388	2.5m from front boundary, near right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
61 Tusmore Avenue	TUSMOR RE	CT 5511/388	4m from front boundary, near right boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, ii, iii, iv, v
71 Waterfall Gully Road	WATER FALL GULLY	CT 5741/48	On front boundary, 17m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	ii, iii, iv, v
79 Waterfall Gully Road	WATER FALL GULLY	CT 5194/85	1m from front boundary, 1m from left boundary	<i>Eucalyptus saligna</i> - Sydney Blue Gum	i, vi
79 Waterfall Gully Road	WATER FALL GULLY	CT 5194/85	1m from front boundary, 4m from left boundary	<i>Eucalyptus saligna</i> - Sydney Blue Gum	i, vi
27 Caloroga Street	WATTL E PARK	CT 5350/273	8m from front boundary, 5m from left boundary	<i>Quercus palustris</i> - Pin Oak	i, vi
10 Darrell Avenue	WATTL E PARK	CT 5585/834	9m from front boundary, 18m from left boundary	<i>Eucalyptus Saligna</i> - Sydney Blue Gum	i, vi
496 Kensing ton Road	WATTL E PARK	CT 5605/263	7m from Gordo Ave, 2m from rear boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
496 Kensing ton Road	WATTL E PARK	CT 5605/263	5.5m from Gordo Ave, 1m From rear boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
496 Kensing ton Road	WATTL E PARK	CT 5605/263	3.5m from Gordo Ave, 2m from rear boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
496 Kensing ton Road	WATTL E PARK	CT 5605/263	2m from Gordo Ave, 0.5m from rear boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
140 Penfold Road	WATTL E PARK	CT 5806/414	3m from front boundary, 11m from left boundary	<i>Eucalyptus camaldulensis</i> - River Red Gum	i, iii, iv, v
140 Penfold Road	WATTL E PARK	CT 5806/414	6m from front boundary, 19m from left boundary	<i>Eucalyptus leucoxylo</i> n - South Australian Blue Gum	i, iii, iv, v

140 Penfold Road	WATTL E PARK	CT 5806/414	9m from Penfold Road, 4.5m from Crompton Drive	<i>Eucalyptus leucoxylo</i> n - South Australian Blue Gum	i, iii, iv, v
140 Penfold Road	WATTL E PARK	CT 5806/414	2m from Crompton Drive, 4m SE from previous tree	<i>Eucalyptus leucoxylo</i> n - South Australian Blue Gum	i, iii, iv, v

Unley

4 Addiscombe Place	Unley Park	5499/302	Distance From Right Hand Boundary - 6m, Distance From Kerb - 5m	<i>Eucalyptus camaldulensis</i> , River Red Gum	i, ii, iii, iv, v, vi
4 Addiscombe Place	Unley Park	5499/302	Distance From Right Hand Boundary - 16m, Distance From Kerb - 40m	<i>Araucaria cunninghamii</i> , Hoop Pine	i, iii, iv, v, vi
6 Addiscombe Place	Unley Park	5868/375	Distance From Right Hand Boundary - 15m, Distance From Kerb - 20m	<i>Corymbia citriodora</i> , Lemon Scented Gum	iii, iv, v, vi
6 Addiscombe Place	Unley Park	5868/375	Distance From Right Hand Boundary - 18m, Distance From Kerb - 18m	<i>Corymbia citriodora</i> , Lemon Scented Gum	i, iii, iv, v, vi
6 Addiscombe Place	Unley Park	5868/375	Distance From Right Hand Boundary - 72m, Distance From Kerb - 6m	<i>Eucalyptus camaldulensis</i> , River Red Gum	i, ii, iii, iv, v, vi
6 Addiscombe Place	Unley Park	5868/375	Distance From Right Hand Boundary - 40m, Distance From Kerb - 78m	<i>Araucaria cunninghamii</i> , Hoop Pine	i, iii, iv, v, vi
6 Addiscombe Place	Unley Park	5868/375	Distance From Right Hand Boundary - 58m, Distance From Kerb - 65m	<i>Viburnum tinus</i> (hedge), Laurestinus	i, iv, v, vi
6 Addiscombe Place	Unley Park	5868/375	Distance From Right Hand Boundary - 62m, Distance From Kerb - 48m	<i>Rosa banksii</i> , Banksia Rose	i, v, vi
40 Albert Street	Goodwood	5007/311 -314	Distance From Right Hand Boundary - 37m, Distance From Kerb - 10m	<i>Eucalyptus camaldulensis</i> , River Red Gum	i, ii, iii, v, vi

61 Albert Street	Goodwood 'Souter Park'	5663/129; 5754/551	Distance From Right Hand Boundary - 85m, Distance From Kerb - 53m	Celtis occidentalis, Hackberry	i, iv, vi
61 Albert Street	Goodwood 'Souter Park'	5663/129; 5754/551	Distance From Right Hand Boundary - 80m, Distance From Kerb - 60m	Celtis occidentalis, Hackberry	i, iv, vi
61 Albert Street	Goodwood 'Souter Park'	5663/129; 5754/551	Distance From Right Hand Boundary - 18m, Distance From Kerb - 78m	Celtis occidentalis, Hackberry	i, iv, vi
6 Allen Grove	Unley	5208/29	Distance From Right Hand Boundary - 3m, Distance From Kerb - 18m	Pinus pinea, Stone Pine	i, iii, iv, v, vi
3 Andrew Avenue	Millswood	5292/880	Distance From Right Hand Boundary - 8m, Distance From Kerb - 7m	Cedrus atlantica 'Glauca', Blue Cedar	i, iii, iv, v, vi
9A Andrew Avenue	Millswood	5633/27	Distance From Right Hand Boundary - 10m, Distance From Kerb - 4m	Erythrina cristagalli, Coral Tree	i, iii, iv, v, vi
11 Andrew Avenue	Millswood	5167/517	Distance From Right Hand Boundary - 30m, Distance From Kerb - 40m	Ginkgo biloba(female), Maidenhair Tree	i, vi
11 Andrew Avenue	Millswood	5167/517	Distance From Right Hand Boundary - 1m, Distance From Kerb - 20m	Sapium sebiferum, Chinese Tallow Tree	i, vi
11 Andrew Avenue	Millswood	5167/517	Distance From Right Hand Boundary - 12m, Distance From Kerb - 25m	Catalpa bignonioides, Indian Bean Tree	i, vi
27 Aroha Terrace	Black Forest	5738/165	Distance From Right Hand Boundary - 13m, Distance From Kerb - 7m	Quercus sp., Oak	i, vi
33 Aroha Terrace	Black Forest	5728/421	Distance From Right Hand Boundary - 8m, Distance From Kerb - 6.5m	Cedrus atlantica 'Glauca', Blue Cedar	i, vi
Aroha Terrace	Black Forest (Opp No. 40)	Tramway Reserve	Distance From Right Hand Boundary - 845m, Distance From Kerb - 2m	Ceratonia siliqua, Carob	i, iv, vi

Aroha Terrace	Black Forest (Opp No.42)	Tramway	Distance From Right Hand Boundary - 850m, Distance From Kerb - 2m	Casuarina glauca (group), Swamp Oak	i, iii, iv, v, vi
14 Arthur Street	Unley 'Street John Ambulance'	5406/108	Distance From Right Hand Boundary - 15m, Distance From Kerb - 9m	Pittosporum undulatum, Sweet Pittosporum	i, iii, iv, v, vi
2 Avenue Road	Millswood	5132/870; 5420/193	Distance From Right Hand Boundary - 11m, Distance From Kerb - 8m	Toona ciliata, Red Cedar	i, iii, iv, v, vi
8 Avenue Road	Millswood	5226/639	Distance From Right Hand Boundary - 0m, Distance From Kerb - 52m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
8 Avenue Road	Millswood	5226/639	Distance From Right Hand Boundary - 0m, Distance From Kerb - 56m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
32 Avenue Road	Millswood	4076/18	Distance From Right Hand Boundary - 49m, Distance From Kerb - 9m	Cinnamomum camphora, Camphor Laurel	i, iii, iv, v, vi
37 Avenue Road	Millswood	5468/541	Distance From Right Hand Boundary - 39m, Distance From Kerb - 6m	Robinia pseudoacacia, Black Locust	i, iii, iv, v, vi
37 Avenue Road	Millswood	5468/541	Distance From Right Hand Boundary - 27m, Distance From Kerb - 5m	Robinia pseudoacacia, Black Locust	i, iii, iv, v, vi
1 Bendall Avenue	Wayville	5321/561; 5321/565	Distance From Right Hand Boundary - 30m, Distance From Kerb - 2m	Toona ciliata, Red Cedar	i, vi
9 Boffa Street	Hyde Park	5546/983	Distance From Right Hand Boundary - 7m, Distance From Kerb - 46m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
83 Cambridge Terrace	Malvern	5422/131	Distance From Right Hand Boundary - 0m,	Arbutus unedo, Irish Strawberry Tree	i, iii, iv,

			Distance From Kerb - 7m		v, vi
87 Cambridge Terrace	Malvern	4173/297; 5835/856	Distance From Right Hand Boundary - 49m, Distance From Kerb - 5m	Araucaria heterophylla, Norfolk Island Pine	i, iii, iv, v, vi
88 Cambridge Terrace	Malvern 'Resthaven'	5192/957	Distance From Right Hand Boundary - 4m, Distance From Kerb - 6m	Phoenix canariensis, Canary Island Date Palm	i, vi
88 Cambridge Terrace	Malvern 'Resthaven'	5192/957	Distance From Right Hand Boundary - 2m, Distance From Kerb - 12m	Arecastrum romanzoffianum, Queen Palm	i, iii, iv, v, vi
99 Cambridge Terrace	Malvern	5828/407	Distance From Right Hand Boundary - 0m, Distance From Kerb - 44m	Quercus ilex, Holm Oak	i, iii, iv, v, vi
106 Cambridge Terrace	Malvern	5721/56	Distance From Right Hand Boundary - 18m, Distance From Kerb - 34m	Araucaria heterophylla, Norfolk Island Pine	i, iii, iv, v, vi
112 Cambridge Terrace	Malvern	5206/252; 5206/113	Distance From Right Hand Boundary - 6m, Distance From Kerb - 32m	Araucaria bidwillii, Bunya Pine	i, iii, iv, v, vi
112 Cambridge Terrace	Malvern	5206/252; 5206/113	Distance From Right Hand Boundary - 6m, Distance From Kerb - 23m	Lagunaria patersonii, Norfolk Island Hibiscus	i, iii, iv, v, vi
112 Cambridge Terrace	Malvern	5206/252; 5206/113	Distance From Right Hand Boundary - 38m, Distance From Kerb - 8m	Corymbia citriodora, Lemon Scented Gum	i, iii, iv, v, vi
112 Cambridge Terrace	Malvern	5206/252; 5206/113	Distance From Right Hand Boundary - 2m, Distance From Kerb - 54m	Ficus macrophylla, Moreton Bay Fig	i, iii, iv, v, vi
122 Cambridge Terrace	Malvern	5081/881	Distance From Right Hand Boundary - 1m, Distance From Kerb - 30m	Corymbia citriodora, Lemon Scented Gum	i, vi

133 Cambridge Terrace	Malvern	5068/102	Distance From Right Hand Boundary - 19m, Distance From Kerb - 27m	Cupressus macrocarpa, Monterey Cypress	i, iii, iv, v, vi
Commercial Road	Hyde Park	Street Trees – between Westall & Hague Streets	Distance From Right Hand Boundary - 10m, Distance From Kerb - 2m	Platanus x acerifolia(group), London Plane	i, iv, vi
4 Commercial Road	Hyde Park	5557/23	Distance From Right Hand Boundary - 30m, Distance From Kerb - 8m	Brachychiton populneus, Kurrajong	i, iii, iv, v, vi
4 Commercial Road	Hyde Park	5557/23	Distance From Right Hand Boundary - 29m, Distance From Kerb - 3m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, v, vi
4 Commercial Road	Hyde Park	5557/23	Distance From Right Hand Boundary - 10m, Distance From Kerb - 43m	Ficus macrophylla, Moreton Bay Fig	i, iii, v, vi
31 Commercial Road	Hyde Park	5431/590	Distance From Right Hand Boundary - 25m, Distance From Kerb - 8m	Jacaranda mimosifolia, Jacaranda	i, vi
33 Commercial Road	Hyde Park	5084/387	Distance From Right Hand Boundary - 2m, Distance From Kerb - 15m	Lagunaria patersonii, Norfolk Island Hibiscus	i, iii, v, vi
33A Commercial Road	Hyde Park	5722/706	Distance From Right Hand Boundary - 11m, Distance From Kerb - 8m	Cinnamomum camphora, Camphor Laurel	i, vi
35 Commercial Road	Hyde Park	5498/424; 5695/634	Distance From Right Hand Boundary - 4m, Distance From Kerb - 6m	Eucalyptus camaldulensis (Group), River Red Gum (Group)	i, ii, iii, iv, v, vi
2 Cremorne Street	Fullarton	5713/270	Distance From Right Hand Boundary - 15m, Distance From Kerb - 5m	Calodendrum capense, Cape Chestnut	i, iii, iv, v, vi
59A Cremorne Street	Malvern	5446/10	Distance From Right Hand Boundary - 7m, Distance From Kerb - 5m	Araucaria heterophylla, Norfolk Island Pine	i, iii, iv, v, vi
102 Cross Road	Highgate	2342/5	Distance From Right Hand Boundary - 5m,	Ulmus parvifolia, Chinese Elm	i, iii, v

			Distance From Kerb - 20m		
262-264 Cross Road	Kings Park	5555/147; 5555/148; 5555/149	Distance From Right Hand Boundary - 50m, Distance From Kerb - 9m	Butia capitata , Jelly Palm	i, vi
360A Cross Road	Clarence Park 'Page Park'	5166/834	Distance From Right Hand Boundary - 5m, Distance From Kerb - 26m	Corymbia citriodora, Lemon Scented Gum	i, iii, iv, v, vi
360A Cross Road	Clarence Park 'Page Park'	5166/834	Distance From Right Hand Boundary - 50m, Distance From Kerb - 100m	Pinus pinea, Stone Pine	i, vi
Culross Avenue	Myrtle Bank Creekside Reserve	594/7	Distance From Right Hand Boundary - 15m, Distance From Kerb - 20m	Eucalyptus camaldulensis, River Red Gum	i, iii, iv, v, vi
1 Curzon Avenue	Millswood 'Goodwood Oval'	1102/124	Distance From Right Hand Boundary - 56m, Distance From Kerb - 13m	Quercus suber(row), Cork Oak	i, iii, iv, v, vi
1 Curzon Avenue	Millswood 'Goodwood Oval'	1102/124	Distance From Right Hand Boundary - 40m, Distance From Kerb - 20m	Quercus ilex, Holm Oak	i, iii, iv, v, vi
1 Curzon Avenue	Millswood 'Goodwood Oval'	1102/124	Distance From Right Hand Boundary - 100m, Distance From Kerb - 28m	Ficus rubiginosa, Port Jackson Fig	i, iii, iv, v, vi
9-11 Davenport Terrace	Wayville	5006/434; 5006/435; 5006/436	Distance From Right Hand Boundary - 30m, Distance From Kerb - 12m	Araucaria heterophylla, Norfolk Island Pine	i, vi
9 Dixon Street	Clarence Park	5662/209; 5992/209	Distance From Right Hand Boundary - 1m, Distance From Kerb - 18m	Cedrus deodara, Deodar Cedar	i, v, vi
3 Douglas Street	Millswood	5110/183	Distance From Right Hand Boundary - 7m, Distance From Kerb - 57m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
Adj. 51 Dover Street	Malvern	Street Tree	Distance From Right Hand Boundary - 50m, Distance From Kerb - 0m	Quercus suber, Cork Oak	i, iii, iv,

					v, vi
5 Erskine Street	Goodwood	5226/784	Distance From Right Hand Boundary - 10m, Distance From Kerb - 12m	Livistona australis, Cabbage Tree Palm	i, iii, v, vi
24 Erskine Street	Goodwood	5159/218	Distance From Right Hand Boundary - 4m, Distance From Kerb - 4m	Phoenix canariensis, Canary Island Date Palm	i, vi
24 Erskine Street	Goodwood	5159/218	Distance From Right Hand Boundary - 2m, Distance From Kerb - 14m	Washingtonia robusta, Mexican Fan Palm	i, vi
26 Erskine Street	Goodwood	5129/534	Distance From Right Hand Boundary - 10m, Distance From Kerb - 3m	Ginkgo biloba, Maidenhair Tree	i, vi
25 Ethel Street	Forestville 'Reserve'	1815/3	Distance From Right Hand Boundary - 10m, Distance From Kerb - 2m	Fraxinus angustifolia subsp. oxycarpa., Ash	i, iv
25 Ethel Street	Forestville 'Reserve'	1815/3	Distance From Right Hand Boundary - 8m, Distance From Kerb - 8m	Fraxinus angustifolia subsp. oxycarpa (group), Ash	i, iv, vi
25 Ethel Street	Forestville 'Reserve'	1815/3	Distance From Right Hand Boundary - 150m, Distance From Kerb - 15m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, v, vi
2 Eton Street	Malvern	5151/358	Distance From Right Hand Boundary - 4m, Distance From Kerb - 5m	Cinnamomum camphora, Camphor Laurel	i, iii, iv, v, vi
11 Eton Street	Malvern	5406/978	Distance From Right Hand Boundary - 16m, Distance From Kerb - 4m	Grevillea robusta, Silky Oak	i, iii, iv, v, vi
41 Eton Street	Unley	5094/792	Distance From Right Hand Boundary - 18m, Distance From Kerb - 28m	Magnolia grandiflora, Bull Bay	i, iii, iv, v, vi
48 Eton Street	Malvern	5823/711	Distance From Right Hand Boundary - 1m, Distance From Kerb - 4m	Ficus sp., Fig	iii, vi
10 Eurilpa Avenue	Everard Park	5152/699	Distance From Right Hand Boundary - 7m,	Phoenix dactylifera, Date Palm	i, vi

			Distance From Kerb - 6m		
47 Fairford Street	Unley	763/37	Distance From Right Hand Boundary - 3m, Distance From Kerb - 20m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, v, vi
72 Fairford Street	Unley	5155/422	Distance From Right Hand Boundary - 6m, Distance From Kerb - 4m	Cedrus deodara, Deodar Cedar	i, v, vi
14 Fashoda Street	Hyde Park	5767/960	Distance From Right Hand Boundary - 20m, Distance From Kerb - 20m	Washingtonia robusta, Mexican Fan Palm	i, iii, v, vi
22A Ferguson Avenue	Myrtle Bank	5239/944	Distance From Right Hand Boundary - 0m, Distance From Kerb - 5m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
66 Ferguson Avenue	Myrtle Bank	2023/114	Distance From Right Hand Boundary - 16m, Distance From Kerb - 6m	Taxus baccata, Yew	i, iii, iv, v
16 Fern Avenue	Fullarton 'Barn Abbey'	5107/426	Distance From Right Hand Boundary - 5m, Distance From Kerb - 7m	Diospyros kaki, Japanese Persimmon	i, iii, v
19 Fisher Street	Myrtle Bank	5095/903	Distance From Right Hand Boundary - 0m, Distance From Kerb - 33m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
23 Fisher Street	Myrtle Bank	5071/866	Distance From Right Hand Boundary - 14m, Distance From Kerb - 6m	Cedrus deodara, Deodar Cedar	i, iii, iv, v, vi
39 Fisher Street	Myrtle Bank	4105/45	Distance From Right Hand Boundary - 50m, Distance From Kerb - 10m	Pittosporum undulatum, Sweet Pittosporum	i, iii, v, vi
39 Fisher Street	Myrtle Bank	4105/45	Distance From Right Hand Boundary - 40m, Distance From Kerb - 10m	Phoenix canariensis, Canary Island Date Palm	i, vi
39 Fisher Street	Myrtle Bank	4105/45	Distance From Right Hand Boundary - 12m, Distance From Kerb - 10m	Phoenix canariensis, Canary Island Date Palm	i, vi
78 Fisher Street	Fullarton 'Woodfield'	5171/402; 5171/403;	Distance From Right Hand Boundary -	Phoenix reclinata, Senegal Date Palm	i, iii,

		5171/404; 5171/405	100m, Distance From Kerb - 55m		v, vi
78 Fisher Street	Fullarton 'Woodfield'	5171/402; 5171/403; 5171/404; 5171/405	Distance From Right Hand Boundary - 65m, Distance From Kerb - 55m	Trachycarpus fortunei, Windmill Palm	i, iii, v
78 Fisher Street	Fullarton 'Woodfield'	5171/402; 5171/403; 5171/404; 5171/405	Distance From Right Hand Boundary - 100m, Distance From Kerb - 40m	Photinia serrulata, Chinese Hawthorn	i, v
78 Fisher Street	Fullarton 'Woodfield'	5171/402; 5171/403; 5171/404; 5171/405	Distance From Right Hand Boundary - 35m, Distance From Kerb - 20m	Cedrus atlantica 'Glauca', Blue Cedar	i, iii, iv, v, vi
78 Fisher Street	Fullarton 'Woodfield'	5171/402; 5171/403; 5171/404; 5171/405	Distance From Right Hand Boundary - 75m, Distance From Kerb - 6m	Quercus ilex, Holm Oak	i, iii, iv, v, vi
78 Fisher Street	Fullarton 'Woodfield'	5171/402; 5171/403; 5171/404; 5171/405	Distance From Right Hand Boundary - 40m, Distance From Kerb - 50m	Dracaena draco, Dragon Tree	i, iii, v
78 Fisher Street	Fullarton 'Woodfield'	5171/402; 5171/403; 5171/404; 5171/405	Distance From Right Hand Boundary - 40m, Distance From Kerb - 50m	Cedrus deodara, Deodar Cedar	i, iii, v, vi
78 Fisher Street	Fullarton 'Woodfield'	5171/402; 5171/403; 5171/404; 5171/405	Distance From Right Hand Boundary - 30m, Distance From Kerb - 55m	Quercus robur, English Oak	i, iii, v, vi
78 Fisher Street	Fullarton 'Woodfield'	5171/402; 5171/403; 5171/404; 5171/405	Distance From Right Hand Boundary - 60m, Distance From Kerb - 55m	Cassine papillosa, -	i, iii, iv, v, vi
202 Fisher Street	Malvern	5002/658	Distance From Right Hand Boundary - 0m, Distance From Kerb - 44m	Schinus molle var. areria, Peppercorn	i, vi
269 Fullarton Road	Fullarton 'Howard Florey Reserve'	5754/552; 3664/167	Distance From Right Hand Boundary - 64m, Distance From Kerb - 6m	Araucaria heterophylla, Norfolk Island	i, iii, iv, v, vi
269 Fullarton Road	Fullarton 'Howard Florey Reserve'	5754/552; 3664/167	Distance From Right Hand Boundary - 32m, Distance From Kerb - 6m	Araucaria heterophylla, Pine	i, iii, iv, v, vi

269 Fullarton Road	Fullarton 'Howard Florey Reserve'	5754/552; 3664/167	Distance From Right Hand Boundary - 64m, Distance From Kerb - 6m	Araucaria heterophylla, "	i, iii, iv, v, vi
269 Fullarton Road	Fullarton 'Howard Florey Reserve'	5754/552; 3664/167	Distance From Right Hand Boundary - 48m, Distance From Kerb - 6m	Araucaria heterophylla, "	i, iii, iv, v, vi
269 Fullarton Road	Fullarton 'Howard Florey Reserve'	5754/552; 3664/167	Distance From Right Hand Boundary - 40m, Distance From Kerb - 6m	Araucaria heterophylla - row of 6, "	i, iii, iv, v, vi
269 Fullarton Road	Fullarton 'Howard Florey Reserve'	5754/552; 3664/167	Distance From Right Hand Boundary - 70m, Distance From Kerb - 6m	Araucaria heterophylla, "	i, iii, iv, v, vi
328 Fullarton Road	Fullarton 'Stow Court'	5479/362	Distance From Right Hand Boundary - 73m, Distance From Kerb - 36m	Ulmus glabra, Wych Elm	i, vi
328 Fullarton Road	Fullarton 'Stow Court'	5479/362	Distance From Right Hand Boundary - 67m, Distance From Kerb - 41m	Fraxinus 'Raywood', Claret Ash	i, iii, iv, v, vi
328 Fullarton Road	Fullarton 'Stow Court'	5479/362	Distance From Right Hand Boundary - 40m, Distance From Kerb - 40m	Syzygium paniculatum, Brush Cherry or Lilly Pilly	i, vi
328 Fullarton Road	Fullarton 'Stow Court'	5479/362	Distance From Right Hand Boundary - 60m, Distance From Kerb - 40m	Sapium sebiferum, Chinese Tallow Tree	i, iii, iv, v, vi
411 Fullarton Road	Fullarton 'Fullarton Park'	5831/568	Distance From Right Hand Boundary - 67m, Distance From Kerb - 42m	Photinia serrulata, Chinese Hawthorn	i, iii, v
411 Fullarton Road	Fullarton 'Fullarton Park'	5831/568	Distance From Right Hand Boundary - 128m, Distance From Kerb - 67m	Macadamia integrifolia, Smooth-shelled Macadamia Nut	i, iii, v, vi
411 Fullarton Road	Fullarton 'Fullarton Park'	5831/568	Distance From Right Hand Boundary - 93m, Distance From Kerb - 35m	Premna lignum-vitae, -	i, iii, iv, v, vi

411 Fullarton Road	Fullarton 'Fullarton Park'	5831/568	Distance From Right Hand Boundary - 103m, Distance From Kerb - 35m	Araucaria bidwillii, Bunya Pine	i, iii, iv, v, vi
411 Fullarton Road	Fullarton 'Fullarton Park'	5831/568	Distance From Right Hand Boundary - 63m, Distance From Kerb - 30m	Eucalyptus camaldulensis (Group), River Red Gum (Group)	i, ii, iii, iv, v, vi
411 Fullarton Road	Fullarton 'Fullarton Park'	5831/568	Distance From Right Hand Boundary - 105m, Distance From Kerb - 60m	Lagunaria patersonii, Norfolk Island Hibiscus	i, iii, iv, v, vi
411 Fullarton Road	Fullarton 'Fullarton Park'	5831/568	Distance From Right Hand Boundary - 1m, Distance From Kerb - 10m	Pinus halepensis(row-8), Aleppo Pine	i, vi
411 Fullarton Road	Fullarton 'Fullarton Park'	5831/568	Distance From Right Hand Boundary - 70m, Distance From Kerb - 74m	Quercus ilex, Holm Oak	i, iii, iv, v, vi
411 Fullarton Road	Fullarton 'Fullarton Park'	5831/568	Distance From Right Hand Boundary - 87m, Distance From Kerb - 18m	Ceratonia siliqua, Carob	i, iii, iv, v, vi
411 Fullarton Road	Fullarton 'Fullarton Park'	5831/568	Distance From Right Hand Boundary - 70m, Distance From Kerb - 50m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, v, vi
1 George Street	Unley Park	5672/265	Distance From Right Hand Boundary - 30m, Distance From Kerb - 14m	Acer negundo, Box Elder	i, iii, vi
5 George Street	Unley Park	5380/193	Distance From Right Hand Boundary - 25m, Distance From Kerb - 7m	Phoenix canariensis, Canary Island Date Palm	i, vi
28 George Street	Unley Park	5087/438	Distance From Right Hand Boundary - 34m, Distance From Kerb - 5m	Syzygium paniculatum, Brush Cherry or Lilly Pilly	i, vi
Gilbert Street	Goodwood (Adj. No. 2 Rushton Street)	Street Tree	Distance From Right Hand Boundary - 2m, Distance From Kerb - 2m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, v, vi
181 Goodwood Road	Millswood 'The Orphanage'	5550/679	Distance From Right Hand Boundary -	Feijoa sellowiana, Pineapple Guava	iv, v

			50m, Distance From Kerb - 33m		
181 Goodwood Road	Millswood 'The Orphanage'	5550/679	Distance From Right Hand Boundary - 56m, Distance From Kerb - 31m	Feijoa sellowiana, Pineapple Guava	iii, iv, v
181 Goodwood Road	Millswood 'The Orphanage'	5550/679	Distance From Right Hand Boundary - 53m, Distance From Kerb - 25m	Vitex lucens, Puriri	i, iii, iv, v, vi
181 Goodwood Road	Millswood 'The Orphanage'	5550/679	Distance From Right Hand Boundary - 28m, Distance From Kerb - 32m	Citharexylum quadrangulare, Jamaican Fiddlewood	i, iii, iv, v, vi
181 Goodwood Road	Millswood 'The Orphanage'	5550/679	Distance From Right Hand Boundary - 70m, Distance From Kerb - 35m	Brachychiton Hybrid, Kurrajong	i, iii, iv, v, vi
181 Goodwood Road	Millswood 'The Orphanage'	5550/679	Distance From Right Hand Boundary - 19m, Distance From Kerb - 10m	Araucaria heterophylla, Norfolk Island Pine	i, iii, iv, v, vi
318 Goodwood Road	Clarence Park 'Uniting Church'	5207/310; 5788/192; 5729/781; 5187/276	Distance From Right Hand Boundary - 52m, Distance From Kerb - 4.5m	Quercus robur, English Oak	vi
8 Gordon Road	Black Forest	5376/131	Distance From Right Hand Boundary - 6m, Distance From Kerb - 6m	Magnolia grandiflora, Bull Bay	i, vi
11 Gordon Road	Black Forest	5232/802	Distance From Right Hand Boundary - 15m, Distance From Kerb - 4m	Agonis flexuosa, Willow Myrtle	i, iii, vi
1 Graham Avenue	Millswood	5116/918	Distance From Right Hand Boundary - 18m, Distance From Kerb - 5m	Cedrus atlantica 'Glauca', Blue Cedar	i, iii, iv, v, vi
Greenhill Rd		Street Trees – Median strip (suburbs of Parkside, Unley, Wayville)	Distance From Right Hand Boundary - m, Distance From Kerb - m	Ulmus sp. , Elm	i, iii, iv, v, vi
175 Greenhill Road	Parkside 'Braested'	5410/365	Distance From Right Hand Boundary - 20m, Distance From Kerb - 10m	Pinus pinea, Stone Pine	i, iii, iv,

					v, vi
179 Greenhill Road	Parkside	823/106	Distance From Right Hand Boundary - 0m, Distance From Kerb - 2m	Pinus pinea(pair), Stone Pine	i, iii, iv, v, vi
179 Greenhill Road	Parkside	823/106	Distance From Right Hand Boundary - 32m, Distance From Kerb - 34m	Phytolacca dioica, Ombu Tree	i, iii, iv, v, vi
17 Grove Street	Unley Park	4000/346	Distance From Right Hand Boundary - 5m, Distance From Kerb - 15m	Cedrus atlantica 'Glauca', Blue Cedar	i, vi
26 Grove Street	Unley Park	5172/445	Distance From Right Hand Boundary - 2m, Distance From Kerb - 38m	Photinia sp., Chinese Hawthorn	i, iii, iv, v
32 Grove Avenue	Unley Park	5809/595	Distance From Right Hand Boundary - 5m, Distance From Kerb - 135m	Ficus macrophylla, Moreton Bay Fig	i, iii, iv, v, vi
34 Grove Avenue	Unley Park	5448/665; 5448/481	Distance From Right Hand Boundary - 23m, Distance From Kerb - 35m	Jacaranda mimosifolia, Jacaranda	i, iii, iv, v, vi
34 Grove Avenue	Unley Park	5448/665; 5448/481	Distance From Right Hand Boundary - 44m, Distance From Kerb - 49m	Grevillea robusta, Silky Oak	i, iii, iv, v, vi
34 Grove Avenue	Unley Park	5448/665; 5448/481	Distance From Right Hand Boundary - 35m, Distance From Kerb - 1m	Corymbia citriodora, Lemon Scented Gum	i, iii, iv, v, vi
37 Grove Avenue	Unley Park	5210/696	Distance From Right Hand Boundary - 7m, Distance From Kerb - 18m	Platanus sp., Plane Tree	i, iii, iv, v, vi
1A Hartland Avenue	Black Forest	5054/918	Distance From Right Hand Boundary - 25m, Distance From Kerb - 18m	Cinnamomum camphora, Camphor Laurel	i, vi
1 Heywood Avenue	Unley Park	5473/13	Distance From Right Hand Boundary - 5m,	Platanus sp., Plane Tree	i, iii, iv,

			Distance From Kerb - 3m		v, vi
2 Heywood Avenue	Unley Park	5065/578	Distance From Right Hand Boundary - 5m, Distance From Kerb - 6m	Jacaranda mimosifolia, Jacaranda	i, iii, iv, v, vi
3 Heywood Avenue	Unley Park	5472/666	Distance From Right Hand Boundary - 4m, Distance From Kerb - 3m	Platanus sp.(row), Plane Tree	i, iii, iv, v, vi
6 Heywood Avenue	Unley Park	5500/477	Distance From Right Hand Boundary - 12m, Distance From Kerb - 9m	Magnolia grandiflora, Bull Bay	i, iii, iv, v, vi
6 Heywood Avenue	Unley Park	5500/477	Distance From Right Hand Boundary - 31m, Distance From Kerb - 7m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
8 Heywood Avenue	Unley Park	5501/32	Distance From Right Hand Boundary - 20m, Distance From Kerb - 8m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v
18 High Street	Unley Park	5213/669	Distance From Right Hand Boundary - 20m, Distance From Kerb - 13m	Syzygium paniculatum, Brush Cherry or Lilly Pilly	i, vi
19 High Street	Unley Park	5228/170	Distance From Right Hand Boundary - 7m, Distance From Kerb - 4m	Gleditsia tricanthos, Honey Locust	i, iii, iv, vi
19 High Street	Unley Park	5228/170	Distance From Right Hand Boundary - 9m, Distance From Kerb - 36m	Platanus x acerifolia, London Plane	i, iii, iv, v, vi
24 High Street	Unley Park 'Dolling Close'	5128/77	Distance From Right Hand Boundary - 3.5m, Distance From Kerb - 8m	Jacaranda mimosifolia, Jacaranda	i, iv, v, vi
24 High Street	Unley Park 'Dolling Close'	5128/77	Distance From Right Hand Boundary - 10m, Distance From Kerb - 10m	Sapium sebiferum, Chinese Tallow Tree	i, vi
27 High Street	Unley Park	5109/203	Distance From Right Hand Boundary - 18m, Distance From Kerb - 51m	Eriobotrya sp., Loquat	iii, iv, v

31 High Street	Unley Park	5719/842	Distance From Right Hand Boundary - 12m, Distance From Kerb - 3m	Ginkgo biloba, Maidenhair Tree	i, vi
25 Hillsley Avenue	Everard Park	5628/557	Distance From Right Hand Boundary - 1m, Distance From Kerb - 15m	Robinia pseudoacacia, Black Locust	i, iii, v, vi
29 Hughes Street	Unley	5250/317	Distance From Right Hand Boundary - 3m, Distance From Kerb - 54m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
29 Hughes Street	Unley	5250/317	Distance From Right Hand Boundary - 6m, Distance From Kerb - 54m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
35 Hughes Street	Unley	5085/185	Distance From Right Hand Boundary - 5m, Distance From Kerb - 7m	Eucalyptus ficifolia, Red flowering Gum	i, iii, iv, v, vi
Adj. 39 Invergowrie Avenue	Highgate	Street Tree	Distance From Right Hand Boundary - 50m, Distance From Kerb - 2m	Quercus robur, English Oak	i, v, vi
6 Jellicoe Avenue	Kings Park	5347/940	Distance From Right Hand Boundary - 1m, Distance From Kerb - 4m	Bauhinia sp. , Butterfly Bush	i, vi
16 Jellicoe Avenue	Kings Park	5207/941	Distance From Right Hand Boundary - 6m, Distance From Kerb - 6m	Gleditsia 'Sunburst', Locust	i, iii, iv, v, vi
Jellicoe Avenue	Kings Park 'Reserve'	5779/420	Distance From Right Hand Boundary - 100m, Distance From Kerb - 6m	Quercus ilex, Holm Oak	i, iii, iv, v, vi
4 Kelvin Avenue	Clarence Park	5500/123	Distance From Right Hand Boundary - 4m, Distance From Kerb - 9m	Ginkgo biloba, Maidenhair Tree	i, vi
7 Kerta Weeta Avenue	Black Forest	5153/980	Distance From Right Hand Boundary - 22m, Distance From Kerb - 32m	Persea americana, Avacardo	vi
20 King William Road	Goodwood 'Parkin Wesley'	5505/997; 4137/678;	Distance From Right Hand Boundary -	Chamerops humilis, European Fan Palm	i, vi

		5187/278; 5828/301	46m, Distance From Kerb - 6m		
30 King William Road	Goodwood	5505/998; 5505/999	Distance From Right Hand Boundary - 20m, Distance From Kerb - 10m	Washingtonia robusta, Mexican Fan Palm	i, iii, iv, v, vi
67 King William Road	Unley	5080/746; 5080/747	Distance From Right Hand Boundary - 17m, Distance From Kerb - 26m	Phoenix canariensis, Canary Island Date Palm	i, vi
139 King William Road	Unley	5024/461	Distance From Right Hand Boundary - 7m, Distance From Kerb - 4m	Cupressus sempervirens, Mediterranean Cypress	i, iii, iv, v, vi
139 King William Road	Unley	5024/461	Distance From Right Hand Boundary - 2m, Distance From Kerb - 24m	Washingtonia filifera, Fan Palm	i, iii, iv, v, vi
187 King William Road	Hyde Park 'Hyde Park Tavern'	5133/860; 5133/863; 5133/861; 5133/862	Distance From Right Hand Boundary - 70m, Distance From Kerb - 36m	Ficus microcarpa, Small-fruited Fig	i, iii, v, vi
213 King William Road	Hyde Park	5015/809	Distance From Right Hand Boundary - 2m, Distance From Kerb - 8m	Eucalyptus nicholii, Peppermint Gum	i, iii, iv, v, vi
213 King William Road	Hyde Park	5015/809	Distance From Right Hand Boundary - 5m, Distance From Kerb - 8m	Eucalyptus leucoxydon, Yellow Gum	i, ii, iii, iv, v, vi
12 Lambeth Walk	Goodwood	2641/191	Distance From Right Hand Boundary - 4m, Distance From Kerb - 9m	Gleditsia tricanthos, Honey Locust	i, vi
Langdon Street	Clarence Park (Adj No. 9A)	Street Tree	Distance From Right Hand Boundary - 40m, Distance From Kerb - 4m	Phoenix canariensis, Canary Island Date Palm	i, vi
Adj. 10 14 18 Le Hunte Street	Wayville	Street Tree	Distance From Right Hand Boundary - 200m, Distance From Kerb - 0.5m	Pyrus calleryana, Ornamental Pear	i, iv, v, vi
Adj. 18 Le Hunte Street	Wayville	Street Tree	Distance From Right Hand Boundary - 215m, Distance From Kerb - 0.5m	Pyrus calleryana, Ornamental Pear	i, vi

Adj. 28 26 24 Le Hunte Street	Wayville	Street Tree	Distance From Right Hand Boundary - 225m, Distance From Kerb - 0.5m	Pyrus calleryana, Ornamental Pear	i, v, vi
48 Le Hunte Street	Wayville 'Reserve'	5198/897	Distance From Right Hand Boundary - 20m, Distance From Kerb - 100m	Prunus dulcis, Almond	i, i
141 Leicester Street	Parkside	5277/153; 5277/150; 5277/151; 5277/152	Distance From Right Hand Boundary - 15m, Distance From Kerb - 25m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, v, vi
Adj 4 Lewis Street	Goodwood	Street Tree	Distance From Right Hand Boundary - 16m, Distance From Kerb - 0m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, v, vi
2 Lily Street	Goodwood (former Goodwood High site)	5212/50	Distance From Right Hand Boundary - 102m, Distance From Kerb - 5m	Sequoia sempervirens, Coast Redwood	i
2 Lily Street	Goodwood (former Goodwood High site)	5212/50	Distance From Right Hand Boundary - 3m, Distance From Kerb - 4m	Araucaria heterophylla, Norfolk Island Pine	i, iii, iv, v, vi
2 Lily Street	Goodwood (former Goodwood High site)	5212/50	Distance From Right Hand Boundary - 102m, Distance From Kerb - 20m	Araucaria cunninghamii, Hoop Pine	i, iv, v, vi
8 Lorraine Street	Clarence Park	5366/409	Distance From Right Hand Boundary - 12m, Distance From Kerb - 8m	Cedrus atlantica 'Glauca', Blue Cedar	i, vi
8 Malcolm Street	Millswood	5633/903	Distance From Right Hand Boundary - 80m, Distance From Kerb - 1m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
9 Malcolm Street	Millswood	5245/220	Distance From Right Hand Boundary - 50m, Distance From Kerb - 4m	Schinus molle var. areria, Peppercorn	i, vi
29 Malcolm Street	Millswood	5315/968	Distance From Right Hand Boundary - 17m, Distance From Kerb - 4m	Corymbia citriodora, Lemon Scented Gum	i, iv, v, vi
2 Mansfield Street	Goodwood	5158/360	Distance From Right Hand Boundary - 41m, Distance From Kerb - 4m	Olea europaea, European Olive	i, vi

2 Mansfield Street	Goodwood	5158/360	Distance From Right Hand Boundary - 30m, Distance From Kerb - 13m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, v, vi
14 Marion Street	Unley	5789/86	Distance From Right Hand Boundary - 60m, Distance From Kerb - 0m	Schinus molle var. areria, Peppercorn	i, vi
36 Marlborough Street	Malvern	5104/459	Distance From Right Hand Boundary - 1m, Distance From Kerb - 46m	Juglans sp., Walnut	i, iii, iv, v
36 Marlborough Street	Malvern	5104/459	Distance From Right Hand Boundary - 3m, Distance From Kerb - 9m	Brachychiton acerifolius, Illawarra Flame Tree	i, iii, iv, v, vi
40 Marlborough Street	Malvern	5451/88	Distance From Right Hand Boundary - 15m, Distance From Kerb - 10m	Ginkgo biloba (male), Maidenhair Tree	i, iii, iv, v, vi
44 Marlborough Street	Malvern (Malvern Uniting Church)	5701/125; 5826/535	Distance From Right Hand Boundary - 3m, Distance From Kerb - 5m	Eucalyptus cladocalyx, Sugar Gum	i, iii, iv, v, vi
58 Marlborough Street	Malvern	5784/351; 5670/299	Distance From Right Hand Boundary - 1m, Distance From Kerb - 20m	Syzygium paniculatum, Brush Cherry or Lilly Pilly	i, vi
27 Mary Street	Unley	4202/422; 4169/470	Distance From Right Hand Boundary - 10m, Distance From Kerb - 11m	Magnolia grandiflora, Bull Bay	i, iii, iv, v, vi
43 Mary Street	Unley	5478/460	Distance From Right Hand Boundary - 3m, Distance From Kerb - 9m	Washingtonia filifera, Fan Palm	i, iii, iv, v, vi
74 Mary Street	Unley	5089/465	Distance From Right Hand Boundary - 16m, Distance From Kerb - 9m	Washingtonia filifera, Fan Palm	i, iii, iv, v, vi
44 Mills Street	Unley Park	5752/254	Distance From Right Hand Boundary - 12m, Distance From Kerb - 6m	Eucalyptus ficifolia, Red flowering Gum	i, iii, iv, v, vi

44 Mills Street	Unley Park	5752/254	Distance From Right Hand Boundary - 3m, Distance From Kerb - 6m	Quercus robur, English Oak	i, iii, iv, v, vi
70 Mills Street	Clarence Park	5830/122	Distance From Right Hand Boundary - 16m, Distance From Kerb - 2.5m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, v, vi
7 Millswood Crescent	Millswood	5516/880	Distance From Right Hand Boundary - 7m, Distance From Kerb - 5m	Cedrus deodara, Deodar Cedar	i, iii, iv, v, vi
22 Millswood Crescent	Millswood	5154/109	Distance From Right Hand Boundary - 10m, Distance From Kerb - 5m	Cedrus atlantica 'Glauca', Blue Cedar	i, iii, iv, v, vi
47 Millswood Crescent	Millswood	5533/373	Distance From Right Hand Boundary - 16m, Distance From Kerb - 7m	Jacaranda mimosifolia, Jacaranda	i, iii, iv, v, vi
62 Mitchell Street	Millswood	5424/828	Distance From Right Hand Boundary - 4m, Distance From Kerb - 6m	Washingtonia robusta, Mexican Fan Palm	i, v, vi
16 Northgate Street	Unley Park	5229/63	Distance From Right Hand Boundary - 11m, Distance From Kerb - 6m	Corymbia citriodora, Lemon Scented Gum	i, iii, iv, v, vi
19 Northgate Street	Unley Park	5092/76	Distance From Right Hand Boundary - 3m, Distance From Kerb - 20m	Ginkgo biloba (female), Maidenhair Tree	i, iii, iv, v, vi
25 Northgate Street	Unley Park	5560/235	Distance From Right Hand Boundary - 3m, Distance From Kerb - 24m	Ailanthus altissima, Tree of Heaven	i, iii, iv, v, vi
25 Northgate Street	Unley Park	5560/235	Distance From Right Hand Boundary - 15m, Distance From Kerb - 19m	Acer sp., Maple	i, iv, v, vi
25 Northgate Street	Unley Park	5560/235	Distance From Right Hand Boundary - 2m, Distance From Kerb - 51m	Agathis robusta, Kauri Pine	i, iii, iv, v, vi

27 Northgate Street	Unley Park	5548/818	Distance From Right Hand Boundary - 8m, Distance From Kerb - 5m	Agonis sp. (dwarf var.), Willow Myrtle	v
27 Northgate Street	Unley Park	5548/818	Distance From Right Hand Boundary - 1m, Distance From Kerb - 8m	Arbutus unedo, Irish Strawberry Tree	i, iii, iv, v, vi
30 Northgate Street	Unley Park	5485/3275485/413	Distance From Right Hand Boundary - 1m, Distance From Kerb - 5m	Ulmus procera 'L Van Houtte', English Elm	i, iii, iv, v, vi
35 Northgate Street	Unley Park	5643/841	Distance From Right Hand Boundary - 14m, Distance From Kerb - 1m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
43 Northgate Street	Unley Park 'Heywood Park'	1612/164; 1612/163; 1373/33	Distance From Right Hand Boundary - 6m, Distance From Kerb - 170m	Ficus rubiginosa, Port Jackson Fig	i, iii, iv, v, vi
43 Northgate Street	Unley Park 'Heywood Park'	1612/164; 1612/163; 1373/33	Distance From Right Hand Boundary - 210m, Distance From Kerb - 35m	Callitris preissii, Slender Cypress Pine	i, ii, iii, iv, v, vi
43 Northgate Street	Unley Park 'Heywood Park'	1612/164; 1612/163; 1373/33	Distance From Right Hand Boundary - 170m, Distance From Kerb - 150m	Corymbia calophylla, Marri	i, iii, iv, v, vi
43 Northgate Street	Unley Park 'Heywood Park'	1612/164; 1612/163; 1373/33	Distance From Right Hand Boundary - 150m, Distance From Kerb - 170m	Celtis occidentalis, Hackberry	i, iii, iv, v, vi
43 Northgate Street	Unley Park 'Heywood Park'	1612/164; 1612/163; 1373/33	Distance From Right Hand Boundary - 185m, Distance From Kerb - 34m	Ficus macrophylla, Moreton Bay Fig	i, iii, iv, v, vi
43 Northgate Street	Unley Park 'Heywood Park'	1612/164; 1612/163; 1373/33	Distance From Right Hand Boundary - 175m, Distance From Kerb - 160m	Eucalyptus microcarpa, Western Grey Box	i, ii, iii, iv, v, vi
43 Northgate Street	Unley Park 'Heywood Park'	1612/164; 1612/163; 1373/33	Distance From Right Hand Boundary -	Pinus pinea, Stone Pine	i, iii, iv,

			185m, Distance From Kerb - 180m		v, vi
43 Northgate Street	Unley Park 'Heywood Park'	1612/164; 1612/163; 1373/33	Distance From Right Hand Boundary - 60m, Distance From Kerb - 18m	Corymbia citriodora, Lemon Scented Gum	i, iii, iv, v, vi
43 Northgate Street	Unley Park 'Heywood Park'	1612/164; 1612/163; 1373/33	Distance From Right Hand Boundary - 30m, Distance From Kerb - 200m	Quercus robur, English Oak	i, iii, iv, v, vi
43 Northgate Street	Unley Park 'Heywood Park'	1612/164; 1612/163; 1373/33	Distance From Right Hand Boundary - 200m, Distance From Kerb - 180m	Pinus halepensis, Aleppo Pine	i, iii, iv, v, vi
43 Northgate Street	Unley Park 'Heywood Park'	1612/164; 1612/163; 1373/33	Distance From Right Hand Boundary - 180m, Distance From Kerb - 3m	Eucalyptus camaldulensis (Group of 20+), River Red Gum	i, ii, iii, iv, v, vi
43 Northgate Street	Unley Park 'Heywood Park'	1612/164; 1612/163; 1373/33	Distance From Right Hand Boundary - 190m, Distance From Kerb - 10m	Ficus macrophylla, Moreton Bay Fig	i, iii, iv, v
43 Northgate Street	Unley Park 'Heywood Park'	1612/164; 1612/163; 1373/33	Distance From Right Hand Boundary - 70m, Distance From Kerb - 10m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
44 Northgate Street	Unley Park	5168/309	Distance From Right Hand Boundary - 18m, Distance From Kerb - 10m	Laurus nobilis, Sweet Bay	i, iii, iv, v, vi
76 Northgate Street	Unley Park	4040/441	Distance From Right Hand Boundary - 16m, Distance From Kerb - 19m	Magnolia grandiflora, Bull Bay	i, iii, iv, v, vi
79 Northgate Street	Unley Park	5349/257	Distance From Right Hand Boundary - 38m, Distance From Kerb - 27m	Laurus nobilis, Sweet Bay	i, iii, iv, v, vi
80 Northgate Street	Unley Park	3948/3	Distance From Right Hand Boundary - 15m, Distance From Kerb - 12m	Cedrus atlantica 'Glauca', Blue Cedar	i, iii, v, vi

80 Northgate Street	Unley Park	3948/3	Distance From Right Hand Boundary - 26m, Distance From Kerb - 30m	Cedrus deodara, Deodar Cedar	i, iii, iv, v, vi
84 Northgate Street	Unley Park 'Bascobel'	5354/949; 5354/950	Distance From Right Hand Boundary - 6m, Distance From Kerb - 15m	Araucaria heterophylla, Norfolk Island Pine	i, vi
Northgate Street	Unley Park (Adj. No. 2 Victoria Avenue)	Street Tree	Distance From Right Hand Boundary - 10m, Distance From Kerb - 0.3m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
Adj. 8 Oakfield Avenue	Clarence Park	Street tree	Distance From Right Hand Boundary - 40m, Distance From Kerb - 0m	Eucalyptus megacornuta, Warty Yate	i, iii, iv, vi
Oban Avenue	Black Forest (Black Forest Primary School)	5587/686; 1330/6; 3630/88; 4047/282	Distance From Right Hand Boundary - 50m, Distance From Kerb - 60m	Olea europaea(row), European Olive	i, vi
Oban Avenue	Black Forest (Black Forest Primary School)	5587/686; 1330/6; 3630/88; 4047/282	Distance From Right Hand Boundary - 30m, Distance From Kerb - 15m	Corymbia citriodora, Lemon Scented Gum	i, iii, iv, v, vi
7 Omar Place	Unley Park	5124/411	Distance From Right Hand Boundary - 20m, Distance From Kerb - 10m	Syzygium paniculatum, Brush Cherry or Lilly Pilly	i, vi
56 Opey Avenue	Hyde Park	5749/355	Distance From Right Hand Boundary - 8m, Distance From Kerb - 5m	Koelreuteria bipinnata, -	i, vi
27 Ormonde Avenue	Millswood	5813/869	Distance From Right Hand Boundary - 11m, Distance From Kerb - 6m	Taxus baccata, Yew	i, iii, iv, v
27 Ormonde Avenue	Millswood	5813/869	Distance From Right Hand Boundary - 3m, Distance From Kerb - 7m	Cedrus atlantica 'Glauca', Blue Cedar	i, iii, iv, v, vi
2 Overbury Drive	Clarence Park	5598/85	Distance From Right Hand Boundary - 4.5m, Distance From Kerb - 6m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, v, vi
2 Overbury Drive	Clarence Park	5598/85	Distance From Right Hand Boundary - 2m,	Eucalyptus cladocalyx, Sugar Gum	i, iii,

			Distance From Kerb - 15m		v, vi
2 Overbury Drive	Clarence Park	5598/85	Distance From Right Hand Boundary - 4m, Distance From Kerb - 10m	Eucalyptus cladocalyx, Sugar Gum	i, iii, v, vi
Overbury Drive	Clarence Park (Adj. No. 3)	Street Tree (middle of street)	Distance From Right Hand Boundary - 5m, Distance From Kerb - 10m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
Adj. 35 Palmerston Road	Unley	Street Tree	Distance From Right Hand Boundary - 60m, Distance From Kerb - 2m	Quercus ilex, Holm Oak	iii, iv, v
58 Palmerston Road	Unley	5486/829	Distance From Right Hand Boundary - 9m, Distance From Kerb - 6m	Washingtonia filifera, Fan Palm	i, iii, iv, v, vi
21 Park Street	Hyde Park	5098/755;	Distance From Right Hand Boundary - 24m, Distance From Kerb - 17m	Washingtonia robusta, Mexican Fan Palm	i, iii, iv, v, vi
28 Park Street	Hyde Park	5665/168	Distance From Right Hand Boundary - 19m, Distance From Kerb - 6m	Jacaranda mimosifolia, Jacaranda	i, iii, iv, v, vi
5 Parker Terrace	Clarence Park 'Kindergarten'	5606/824	Distance From Right Hand Boundary - 20m, Distance From Kerb - 20m	Koelreuteria paniculata, Golden Rain Tree	i, vi
20 Porter Street	Parkside	5407/465	Distance From Right Hand Boundary - 5m, Distance From Kerb - 6m	Phoenix canariensis, Canary Island Date Palm	i, vi
9 Rhyl Avenue	Wayville	5783/843	Distance From Right Hand Boundary - 3m, Distance From Kerb - 5m	Hymenosporum flavum, Native Frangipani	i, iv, v, vi
1 Ripon Road	Clarence Park	5077/40	Distance From Right Hand Boundary - 16m, Distance From Kerb - 6m	Phoenix canariensis, Canary Island Date Palm	i, vi
15 Riverdale Road	Myrtle Bank	5321/579	Distance From Right Hand Boundary - 6m, Distance From Kerb - 13m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi

Riverdale Road	Myrtle Bank 'Fraser Reserve'	5475/549	Distance From Right Hand Boundary - 20m, Distance From Kerb - 1m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
17 Riverdale Road	Myrtle Bank	5418/43	Distance From Right Hand Boundary - 4m, Distance From Kerb - 32m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
13 Roberts Street	Unley	5836/519	Distance From Right Hand Boundary - 12m, Distance From Kerb - 6m	Lagerstroemia indica, Crepe Myrtle	i
18 Roberts Street	Unley	5038/444	Distance From Right Hand Boundary - 9m, Distance From Kerb - 5m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
20 Roberts Street	Unley	5035/778	Distance From Right Hand Boundary - 18m, Distance From Kerb - 4m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
52B Robsart Street	Parkside	5045/265	Distance From Right Hand Boundary - 2m, Distance From Kerb - 3m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, v, vi
52B Robsart Street	Parkside	5045/265	Distance From Right Hand Boundary - 15m, Distance From Kerb - 3m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, v, vi
21 Rosa Street	Goodwood	5761/593	Distance From Right Hand Boundary - 20m, Distance From Kerb - 15m	Corymbia citriodora, Lemon Scented Gum	i, iii, vi
9 Ross Street	Everard Park	5087/296	Distance From Right Hand Boundary - 15m, Distance From Kerb - 5m	Grevillea robusta, Silky Oak	i, iii, v, vi
14 Ross Street	Everard Park	5734/716	Distance From Right Hand Boundary - 16m, Distance From Kerb - 3m	Grevillea robusta, Silky Oak	i, iii, iv, v, vi
8 Royal Avenue	Hyde Park	5095/654	Distance From Right Hand Boundary - 1m, Distance From Kerb - 3m	Washingtonia filifera, Fan Palm	i, iii, iv, v, vi

18a Scott Street	Parkside	5105/164	Distance From Right Hand Boundary - 9m, Distance From Kerb - 5m	Arbutus unedo, Irish Strawberry Tree	i, iii, iv, v, vi
1A Spence Avenue	Myrtle Bank 'Woodley Estate Gate 3'	5605/707; 5593/224	Distance From Right Hand Boundary - 13m, Distance From Kerb - 5m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
1A Spence Avenue	Myrtle Bank 'Woodley Estate Gate 3'	5605/707; 5593/224	Distance From Right Hand Boundary - 28m, Distance From Kerb - 5m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
1A Spence Avenue	Myrtle Bank 'Woodley Estate Gate 3'	5605/707; 5593/224	Distance From Right Hand Boundary - 19m, Distance From Kerb - 5m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
1A Spence Avenue	Myrtle Bank 'Woodley Estate Gate 3'	5605/707; 5593/224	Distance From Right Hand Boundary - 15m, Distance From Kerb - 5m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
10 Thomas Street	Unley (Mornington House)	5434/486	Distance From Right Hand Boundary - 9m, Distance From Kerb - 43m	Dracaena draco, Dragon Tree	i, iii, iv, v, vi
66 Thomas Street	Unley	5442/308	Distance From Right Hand Boundary - 1m, Distance From Kerb - 18m	Araucaria heterophylla, Norfolk Island Pine	i, iii, iv, v, vi
37 Thornber Street	Unley Park	5487/820	Distance From Right Hand Boundary - 20m, Distance From Kerb - 50m	Ficus macrophylla, Moreton Bay Fig	i, iii, v, vi
37 Thornber Street	Unley Park	5487/820	Distance From Right Hand Boundary - 30m, Distance From Kerb - 20m	Diospyros virginiana, North American Persimmon	i, iv, v, vi
37 Thornber Street	Unley Park	5487/820	Distance From Right Hand Boundary - 30m, Distance From Kerb - 30m	Livistona australis, Cabbage Tree Palm	iv, v, vi
37 Thornber Street	Unley Park	5487/820	Distance From Right Hand Boundary - 40m, Distance From Kerb - 10m	Lagunaria patersonii, Norfolk Island Hibiscus	i, v, vi

37 Thornber Street	Unley Park	5487/820	Distance From Right Hand Boundary - 25m, Distance From Kerb - 15m	Aloe bainesii, Tree Aloe	i, v, vi
37 Thornber Street	Unley Park	5487/820	Distance From Right Hand Boundary - 4m, Distance From Kerb - 3m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, v, vi
35 Trevelyan Street	Goodwood	5353/121	Distance From Right Hand Boundary - 12m, Distance From Kerb - 8m	Ceratonia siliqua, Carob	i, iii, vi
137 Unley Road	Unley	5419/168	Distance From Right Hand Boundary - 2.5m, Distance From Kerb - 17m	Washingtonia robusta, Mexican Fan Palm	i, iii, iv, v, vi
181 Unley Road	Unley	5841/327; 5826/165; 5841/328; LT X/140	Distance From Right Hand Boundary - 0m, Distance From Kerb - 8m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, v, vi
181 Unley Road	Unley	5841/327; 5826/165; 5841/328; LT X/140	Distance From Right Hand Boundary - 17m, Distance From Kerb - 101m	Araucaria heterophylla (3), Norfolk Island Pine	i, v, vi
182 Unley Road	Unley	5778/490; 5778/489	Distance From Right Hand Boundary - 1m, Distance From Kerb - 70m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, v, vi
183 Unley Road	Unley 'St. Augustine's Church'	2095/148	Distance From Right Hand Boundary - 30m, Distance From Kerb - 40m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
226 Unley Road	Unley 'Memorial Garden'	5842/967	Distance From Right Hand Boundary - 35m, Distance From Kerb - 85m	Arbutus unedo, Irish Strawberry Tree	v, vi
226 Unley Road	Unley 'Memorial Garden'	5842/967	Distance From Right Hand Boundary - 50m, Distance From Kerb - 85m	Lagunaria patersonii, Norfolk Island Hibiscus	i, iv, v, vi
226 Unley Road	Unley 'Memorial Garden'	5842/967	Distance From Right Hand Boundary - 100m, Distance From Kerb - 75m	Eucalyptus ficifolia, Red flowering Gum	iii, iv, v, vi
226 Unley Road	Unley 'Memorial Garden'	5842/967	Distance From Right Hand Boundary - 4m, Distance From Kerb - 20m	Araucaria heterophylla, Norfolk Island Pine	i, iv, v, vi

226 Unley Road	Unley 'Memorial Garden'	5842/967	Distance From Right Hand Boundary - 30m, Distance From Kerb - 70m	Corymbia citriodora, Lemon Scented Gum	i, iii, v, vi
226 Unley Road	Unley 'Memorial Garden'	5842/967	Distance From Right Hand Boundary - 100m, Distance From Kerb - 25m	Quercus ilex, Holm Oak	i, vi
226 Unley Road	Unley 'Memorial Garden'	5842/967	Distance From Right Hand Boundary - 1m, Distance From Kerb - 20m	Erythrina caffra, Kaffirbroom	i, iv, v, vi
396 Unley Road	Unley Park	5042/332	Distance From Right Hand Boundary - 10m, Distance From Kerb - 4m	Arbutus unedo, Irish Strawberry Tree	i, v, vi
1 Victoria Avenue	Unley Park	5382/746	Distance From Right Hand Boundary - 30m, Distance From Kerb - 6m	Araucaria bidwillii, Bunya Pine	i, iv, v, vi
2A Victoria Avenue	Unley Park	5370/603	Distance From Right Hand Boundary - 25m, Distance From Kerb - 0m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
7 Victoria Avenue	Unley Park	5115/169	Distance From Right Hand Boundary - 36m, Distance From Kerb - 20m	Cinnamomum camphora, Camphor Laurel	i, v, vi
23 Victoria Avenue	Unley Park	5125/146	Distance From Right Hand Boundary - 10m, Distance From Kerb - 9m	Araucaria heterophylla, Norfolk Island Pine	i, iv, v, vi
Victoria Avenue	Unley Park	Street Trees from Cross Road to Northgate Street	Distance From Right Hand Boundary - m, Distance From Kerb - m	Platanus x acerifolia (group), London Plane	i, iv, v, vi
55 Wattle Street	Fullarton	5473/397	Distance From Right Hand Boundary - 5m, Distance From Kerb - 4m	Robinia pseudoacacia, Black Locust	i, vi
55 Wattle Street	Fullarton	5473/397	Distance From Right Hand Boundary - 1m, Distance From Kerb - 4m	Robinia pseudoacacia, "	i, vi
55 Wattle Street	Fullarton	5473/397	Distance From Right Hand Boundary - 2m, Distance From Kerb - 40m	Robinia pseudoacacia, "	vi
55 Wattle Street	Fullarton	5473/397	Distance From Right Hand Boundary - 2m,	Robinia pseudoacacia, "	vi

			Distance From Kerb - 45m		
55 Wattle Street	Fullarton	5473/397	Distance From Right Hand Boundary - 2m, Distance From Kerb - 50m	Robinia pseudoacacia, "	vi
55 Wattle Street	Fullarton	5473/397	Distance From Right Hand Boundary - 3m, Distance From Kerb - 15m	Washingtonia robusta, Mexican Fan Palm	i, vi
80 Wattle Street	Fullarton	5024/619	Distance From Right Hand Boundary - 15m, Distance From Kerb - 32m	Schinus molle var. areria, Peppercorn	i, vi
82 Wattle Street	Fullarton	5182/10	Distance From Right Hand Boundary - 21m, Distance From Kerb - 21m	Araucaria heterophylla, Norfolk Island Pine	i, iii, iv, v, vi
176 Wattle Street	Malvern	5236/115; 5236/114; 5236/116	Distance From Right Hand Boundary - 28m, Distance From Kerb - 20m	Arbutus unedo, Irish Strawberry Tree	i, iii, iv, v, vi
26 Weller Street	Goodwood	5350/332	Distance From Right Hand Boundary - 10m, Distance From Kerb - 15m	Juglans regia, Persian Walnut	i, vi
31 Weller Street	Goodwood	5463/68	Distance From Right Hand Boundary - 4m, Distance From Kerb - 10m	Macadamia integrifolia, Smooth-Shelled Macadamia Nut	i, vi
Westall Street	Hyde Park (adj. No. 36)	Street Tree	Distance From Right Hand Boundary - 9m, Distance From Kerb - 2m	Eucalyptus sideroxylon, Mugga, Black Butt or Ironbark	i, iii, iv, v, vi
39 Westall Street	Hyde Park	5292/794	Distance From Right Hand Boundary - 16m, Distance From Kerb - 40m	Melaleuca linariifolia, Flax Leafed Paperbark	i, iii, iv, v
41 Westall Street	Hyde Park	5077/360	Distance From Right Hand Boundary - 6m, Distance From Kerb - 16m	Araucaria heterophylla, Norfolk Island Pine	i, iii, iv, v, vi
41 Westall Street	Hyde Park	5077/360	Distance From Right Hand Boundary - 3m, Distance From Kerb - 4m	Cedrus deodara, Deodar Cedar	i, iii, iv, v, vi

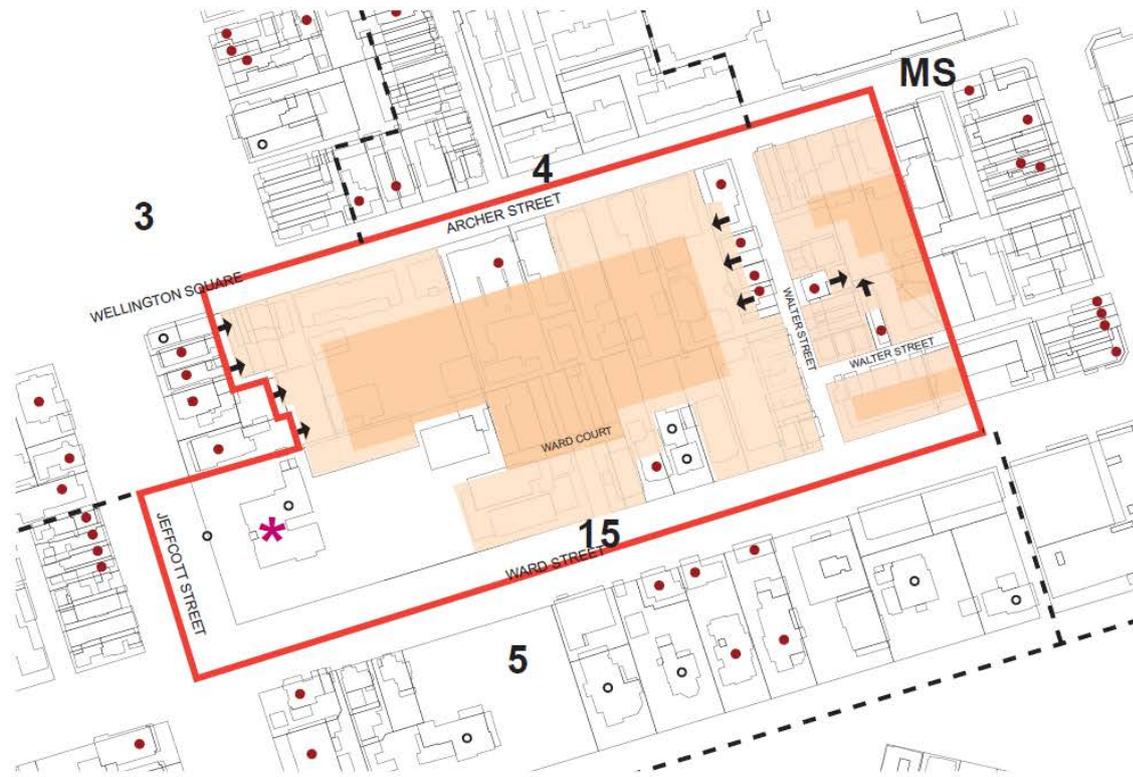
43 Westall Street	Hyde Park	5722/498	Distance From Right Hand Boundary - 21m, Distance From Kerb - 7m	Melia azedarach, White Cedar	iii, iv, v, vi
43 Westall Street	Hyde Park	5722/498	Distance From Right Hand Boundary - 24m, Distance From Kerb - 18m	Washingtonia filifera, Fan Palm	i, iii, iv, v, vi
43 Westall Street	Hyde Park	5722/498	Distance From Right Hand Boundary - 18m, Distance From Kerb - 12m	Washingtonia filifera, Fan Palm	i, iii, iv, v, vi
8 Whistler Avenue	Unley Park	5295/824	Distance From Right Hand Boundary - 15m, Distance From Kerb - 4m	Sapium sebiferum, Chinese Tallow Tree	i, iii, iv, v, vi
8 Whistler Avenue	Unley Park	5295/824	Distance From Right Hand Boundary - 24m, Distance From Kerb - 8m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
9 Whistler Avenue	Unley Park	5666/605	Distance From Right Hand Boundary - 20m, Distance From Kerb - 37m	Platanus x acerifolia, London Plane	i, iii, v, vi
Adj. 12 Whistler Avenue	Unley Park	Street Tree	Distance From Right Hand Boundary - 50m, Distance From Kerb - 2m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, v, vi
14A Whistler Avenue	Unley Park	5444/577	Distance From Right Hand Boundary - 6m, Distance From Kerb - 2.5m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
19 Whistler Avenue	Unley Park	5162/806	Distance From Right Hand Boundary - 10m, Distance From Kerb - 8m	Corymbia citriodora, Lemon Scented Gum	i, iii, iv, v, vi
22 Whistler Avenue	Unley Park	5280/886	Distance From Right Hand Boundary - 10m, Distance From Kerb - 20m	Quercus canariensis, Algerian Oak	i, iii, iv, v, vi
26 Whistler Avenue	Unley Park	5809/599	Distance From Right Hand Boundary - 2m, Distance From Kerb - 6m	Syzygium paniculatum, Brush Cherry or Lilly Pilly	i, vi

1C Wilgena Avenue	Myrtle Bank	5509/720	Distance From Right Hand Boundary - 15m, Distance From Kerb - 4m	Corymbia citriodora, Lemon Scented Gum	i, iii, iv, v, vi
4 Wilgena Avenue	Myrtle Bank	5619/193	Distance From Right Hand Boundary - 6m, Distance From Kerb - 40m	Corymbia citriodora, Lemon Scented Gum	i, iii, iv, v
4 Wilgena Avenue	Myrtle Bank	5619/193	Distance From Right Hand Boundary - 1m, Distance From Kerb - 5m	Corymbia citriodora, Lemon Scented Gum	i, iii, iv, v, vi
4 Wilgena Avenue	Myrtle Bank	5619/193	Distance From Right Hand Boundary - 14m, Distance From Kerb - 50m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
4 Wilgena Avenue	Myrtle Bank	5619/193	Distance From Right Hand Boundary - 0m, Distance From Kerb - 4m	Fraxinus angustifolia sp oxycarpa, Narrow-leaved Ash	i, v, vi
10 Wilkinson Road	Parkside	5417/787	Distance From Right Hand Boundary - 30m, Distance From Kerb - 24m	Araucaria bidwillii, Bunya Pine	i, iii, iv, v, vi
73 Winchester Street	Malvern	5786/984	Distance From Right Hand Boundary - 2m, Distance From Kerb - 17m	Ginkgo biloba, Maidenhair Tree	i, iii, iv, v, vi
14 Winifred Avenue	Black Forest	5545/512	Distance From Right Hand Boundary - 15m, Distance From Kerb - 3m	Eucalyptus microcarpa, Western Grey Box	i, ii, iii, v, vi
26 Wood Street	Millswood	5373/193	Distance From Right Hand Boundary - 29m, Distance From Kerb - 13m	Arbutus unedo, Irish Strawberry Tree	i, iii, iv, v
29 Wood Street	Millswood	5491/267	Distance From Right Hand Boundary - 35m, Distance From Kerb - 4m	Quercus canariensis, Algerian Oak	i, iii, iv, v, vi
36 Wood Street	Millswood	5811/960	Distance From Right Hand Boundary - 25m, Distance From Kerb - 3m	Taxus baccata, Yew	i, iii, iv, v
36 Wood Street	Millswood	5811/960	Distance From Right Hand Boundary -	Cedrus deodara, Deodar Cedar	i, iii,

			25m, Distance From Kerb - 14m		iv, v, vi
40 Wood Street	Unley Park	5163/893; 5163/894	Distance From Right Hand Boundary - 40m, Distance From Kerb - 20m	Phytolacca dioica, Ombu Tree	i, iv, v, vi
Wooltana Avenue adj. 23 Fisher Street	Myrtle Bank	Street Tree – On east side of property	Distance From Right Hand Boundary - 5m, Distance From Kerb - 2m	Cercis siliquastrum, Judas Tree	i, iii, iv, v, vi
Wooltana Avenue adj. 23 Fisher Street	Myrtle Bank	Street Tree – On east side of property	Distance From Right Hand Boundary - 47m, Distance From Kerb - 1m	Eucalyptus camaldulensis, River Red Gum	i, ii, iii, iv, v, vi
9 Young Street	Parkside 'Primary School'	656/3	Distance From Right Hand Boundary - 37m, Distance From Kerb - 11m	Washingtonia robusta, Mexican Fan Palm	i, iii, iv, v, vi
9 Young Street	Parkside 'Primary School'	656/3	Distance From Right Hand Boundary - 135m, Distance From Kerb - 63m	Ficus macrophylla, Moreton Bay Fig	i, iii, iv, v, vi
12 Young Street	Parkside 'Catholic Church'	5358/168	Distance From Right Hand Boundary - 68m, Distance From Kerb - 7m	Araucaria bidwillii, Bunya Pine	i, iii, iv, v, vi
Adj. 31 Young Street	Parkside	Street Tree – corner Castle & Young Streets	Distance From Right Hand Boundary - 0m, Distance From Kerb - 1.4m	Platanus x acerifolia, London Plane	i, iii, iv, v, vi
61 Young Street	Parkside	4077/237	Distance From Right Hand Boundary - 40m, Distance From Kerb - 2m	Ficus macrophylla, Moreton Bay	i, iii, iv, v, vi
61 Young Street	Parkside	4077/237	Distance From Right Hand Boundary - 15m, Distance From Kerb - 2m	Ficus macrophylla, Fig	i, iii, iv, v, vi
61 Young Street	Parkside	4077/237	Distance From Right Hand Boundary - 1m, Distance From Kerb - 2m	Ficus macrophylla, “	i, iii, iv, v, vi

1/71 Young Street	Parkside	5033/271; 5033/259	Distance From Right Hand Boundary - 43m, Distance From Kerb - 2m	Ficus macrophylla, Moreton Bay Fig	i, iii, iv, v, vi
7/71 Young Street	Parkside	5033/271; 5033/265	Distance From Right Hand Boundary - 20m, Distance From Kerb - 2m	Ficus macrophylla, Moreton Bay Fig	i, iii, iv, v, vi
227 Young Street	Unley	5365/51	Distance From Right Hand Boundary - 21m, Distance From Kerb - 31m	Phoenix canariensis, Canary Island Date Palm	i, vi
305 Young Street	Wayville	5563/122	Distance From Right Hand Boundary - 25m, Distance From Kerb - 7m	Cedrus deodara, Deodar Cedar	i, v, vi
307 Young Street	Wayville	5801/442	Distance From Right Hand Boundary - 55m, Distance From Kerb - 15m	Ulmus parvifolia, Chinese Elm	i, vi
307 Young Street	Wayville	5801/442	Distance From Right Hand Boundary - 40m, Distance From Kerb - 50m	Phoenix canariensis, Canary Island Date Palm	i, vi
307 Young Street	Wayville	5801/442	Distance From Right Hand Boundary - 34m, Distance From Kerb - 15m	Araucaria heterophylla, Norfolk Island Pine	i, v, vi

Part 6.3 Concept Plans
Adelaide

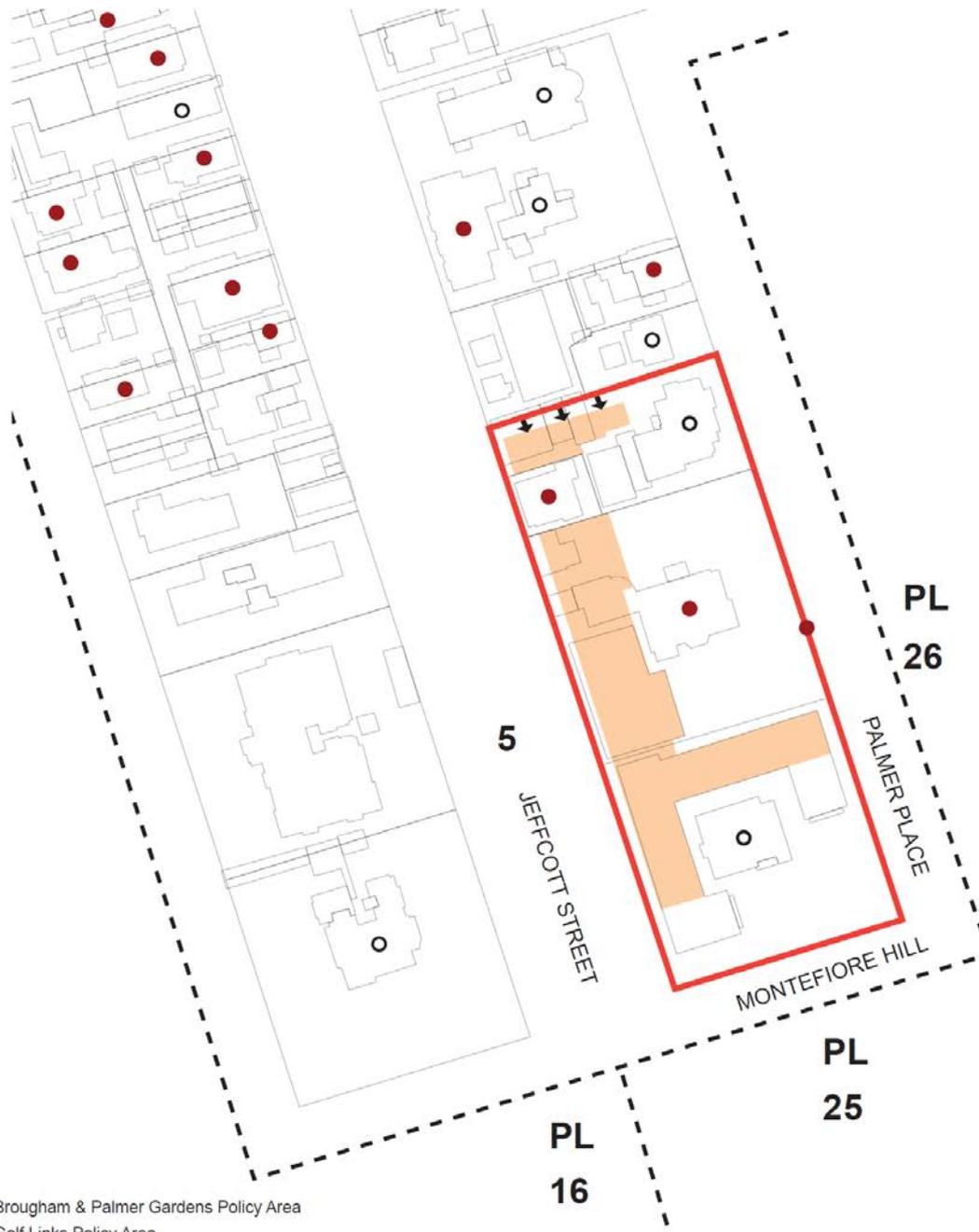


- 3 Wellington Square Policy Area
- 4 Tynte Street Policy Area
- 5 Carclew Policy Area
- 15 Archer West Policy Area
- MS Main Street (O'Connell) Zone

- Policy Area 15 Boundary
- Low Scale Built Form up to 3 building levels
- Taller Built Form up to 6 building levels
- * Landmark Heritage Place
- o State Heritage Place
- Local Heritage Place
- - - Policy Area Boundary
- ➔ Interface with low scale buildings



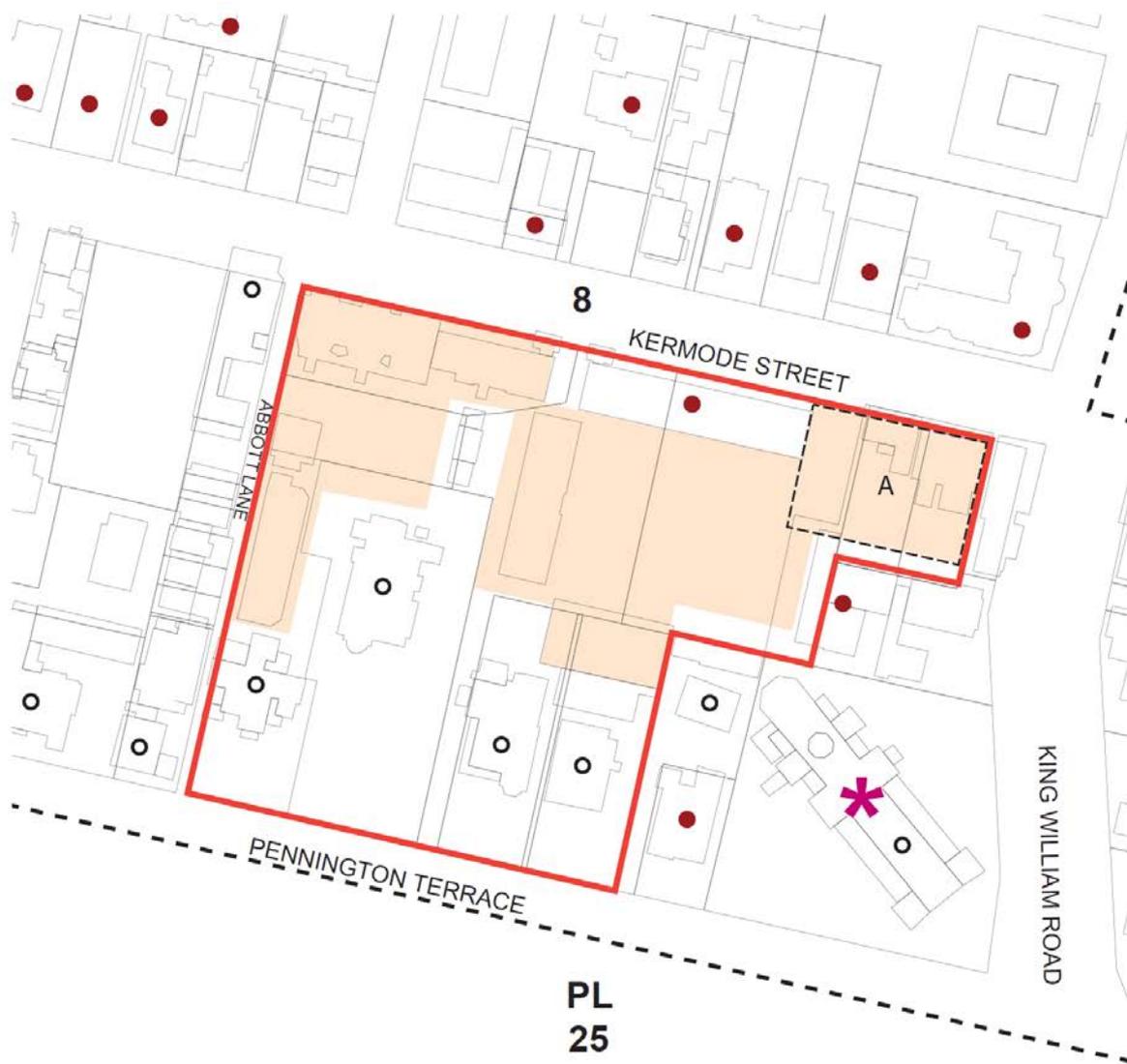
ADELAIDE (CITY)
ARCHER WEST POLICY AREA
CONCEPT PLAN
Fig 15/1



- 5 Brougham & Palmer Gardens Policy Area
- 16 Golf Links Policy Area
- 25 Adelaide Oval Policy Area
- 26 Carclew Policy Area
- Aquinas College Site
- Taller Built Form up to 3 building levels
- ➔ Interface from Adjoining Boundary
- State Heritage Place
- Local Heritage Place
- Policy Area Boundary



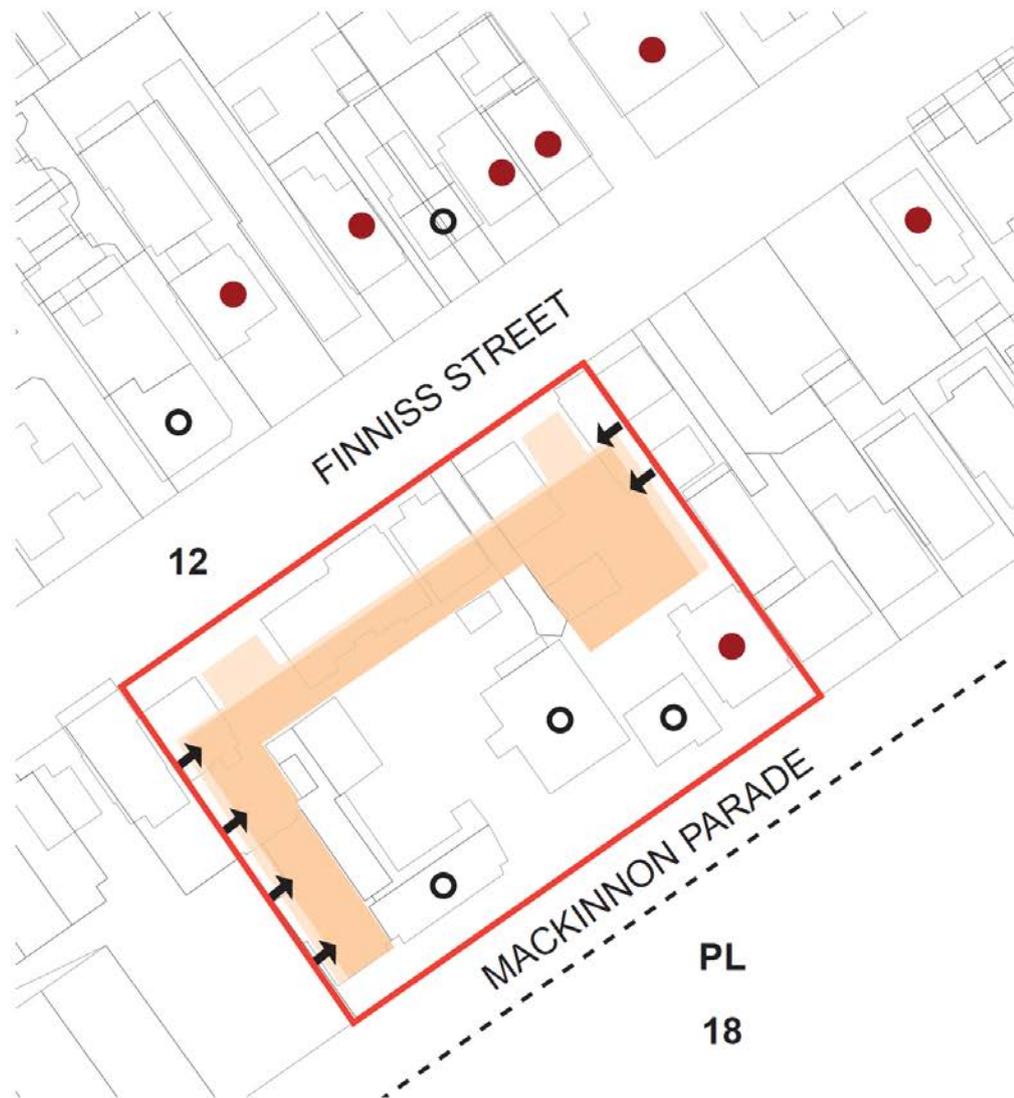
**ADELAIDE (CITY)
AQUINAS COLLEGE
CONCEPT PLAN
Fig C5/1**



- 8 Cathedral Policy Area
- 25 Adelaide Oval Policy Area
- St Mark's College Site
- Low Scale Built Form up to 3 building levels
- State Heritage Place
- Local Heritage Place
- * Landmark Heritage Site
- Area A
- Policy Area Boundary



ADELAIDE (CITY)
ST MARK'S COLLEGE
CONCEPT PLAN
Fig C8/1

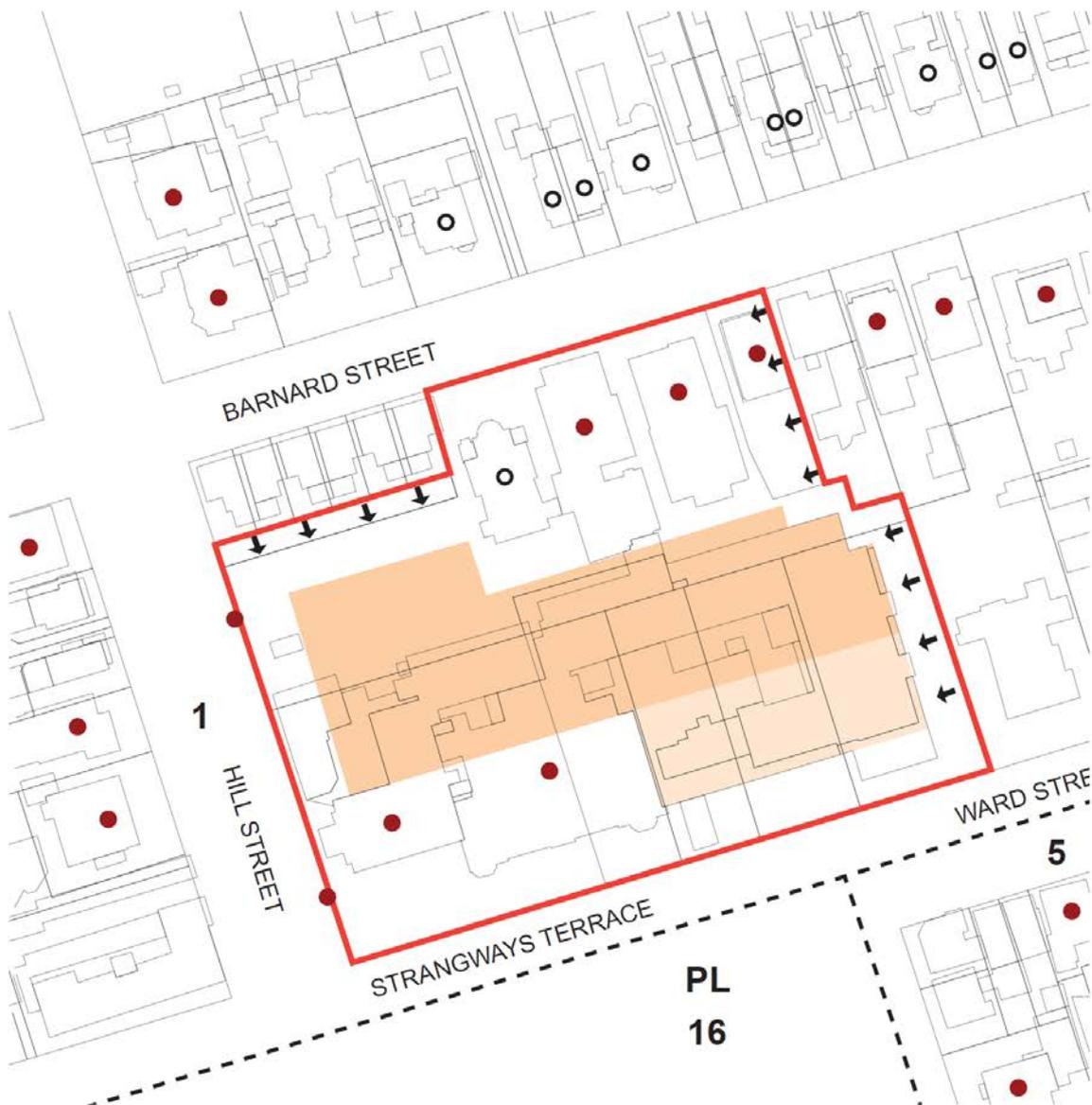


- 12 Finnis Policy Area
- 18 River Torrens East Policy Area

- Kathleen Lumley College Site
- Low Scale Built Form up to 2 building levels
- Taller Built Form up to 4 building levels
- ➔ Interface from Adjoining Boundary
- State Heritage Place
- Local Heritage Place
- Policy Area Boundary



ADELAIDE (CITY)
KATHLEEN LUMLEY COLLEGE
CONCEPT PLAN
Fig F/1



- 1 Hill Street Policy Area
- 5 Carclew Policy Area
- 16 Golf Links Policy Area

- Calvary Hospital Site
- Low Scale Built Form up to 3 building levels
- Taller Built Form up to 5 building levels
- ➔ Interface from Adjoining Boundary
- State Heritage Place
- Local Heritage Place
- Policy Area Boundary



ADELAIDE (CITY)
CALVARY HOSPITAL
CONCEPT PLAN
Fig HS/1



- 1 Hill Street Policy Area
- 16 Golf Links Policy Area
- St Dominic's Priory College Site
- Low Scale Built Form up to 2 building levels
- Taller Built Form up to 3 building levels
- ➔ Interface from Adjoining Boundary
- State Heritage Place
- Local Heritage Place
- - - Policy Area Boundary



ADELAIDE (CITY)
ST DOMINIC'S PRIORY COLLEGE
CONCEPT PLAN
Fig HS/2



- 1 Hill Street Policy Area
- 2 Childers East Policy Area
- 3 Wellington Square Policy Area

- Helping Hand Aged Care Site
- Low Scale Built Form up to 2 building levels
- Taller Built Form up to 4 building levels
- ➔ Interface from Adjoining Boundary
- State Heritage Place
- Local Heritage Place
- Policy Area Boundary



ADELAIDE (CITY)
HELPING HAND AGED CARE
CONCEPT PLAN
Fig HS/3



- 6 Margaret Street Policy Area
- 7 Lefevre Street Policy Area
- MS Main Street (O'Connell) Zone
- 26 Brougham & Palmer Gardens Policy Area

- Lincoln College Site
- Low Scale Built Form up to 3 building levels
- Taller Built Form up to 6 building levels
- State Heritage Place
- Local Heritage Place
- - - Policy Area Boundary



**ADELAIDE (CITY)
LINCOLN COLLEGE
CONCEPT PLAN
Fig LF/1**



Note: this part of St Ann's College is in MU

- 10 Stanley West Policy Area
- 12 Finnis Policy Area
- MU Mixed Use (Melbourne West) Zone
- 26 Brougham & Palmer Gardens Policy Area

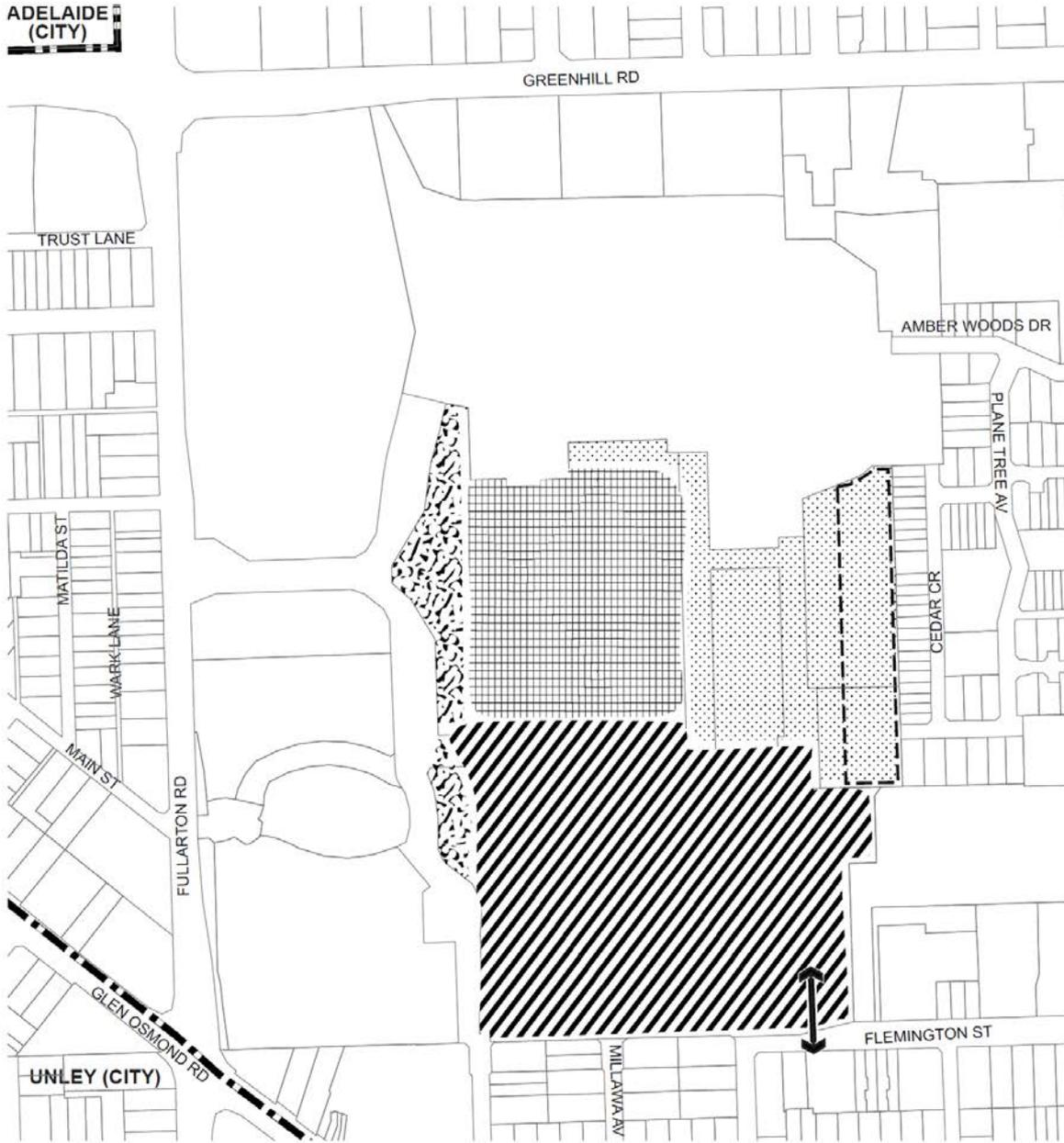
- St Ann's College Site
- Low Scale Built Form up to 2 building levels
- Taller Built Form up to 4 building levels
- Interface from Adjoining Boundary
- * Landmark Heritage Place
- o State Heritage Place
- Local Heritage Place
- - - Policy Area Boundary



**ADELAIDE (CITY)
ST ANN'S COLLEGE
CONCEPT PLAN
Fig SW/1**

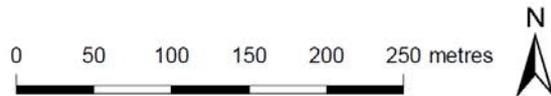
Burnside

ADELAIDE
(CITY)



Note: This Concept Plan is indicative only. The final location of access points and the arrangement of land use areas may change as a result of detailed land division and urban design outcomes that achieve the desired character for the policy area.

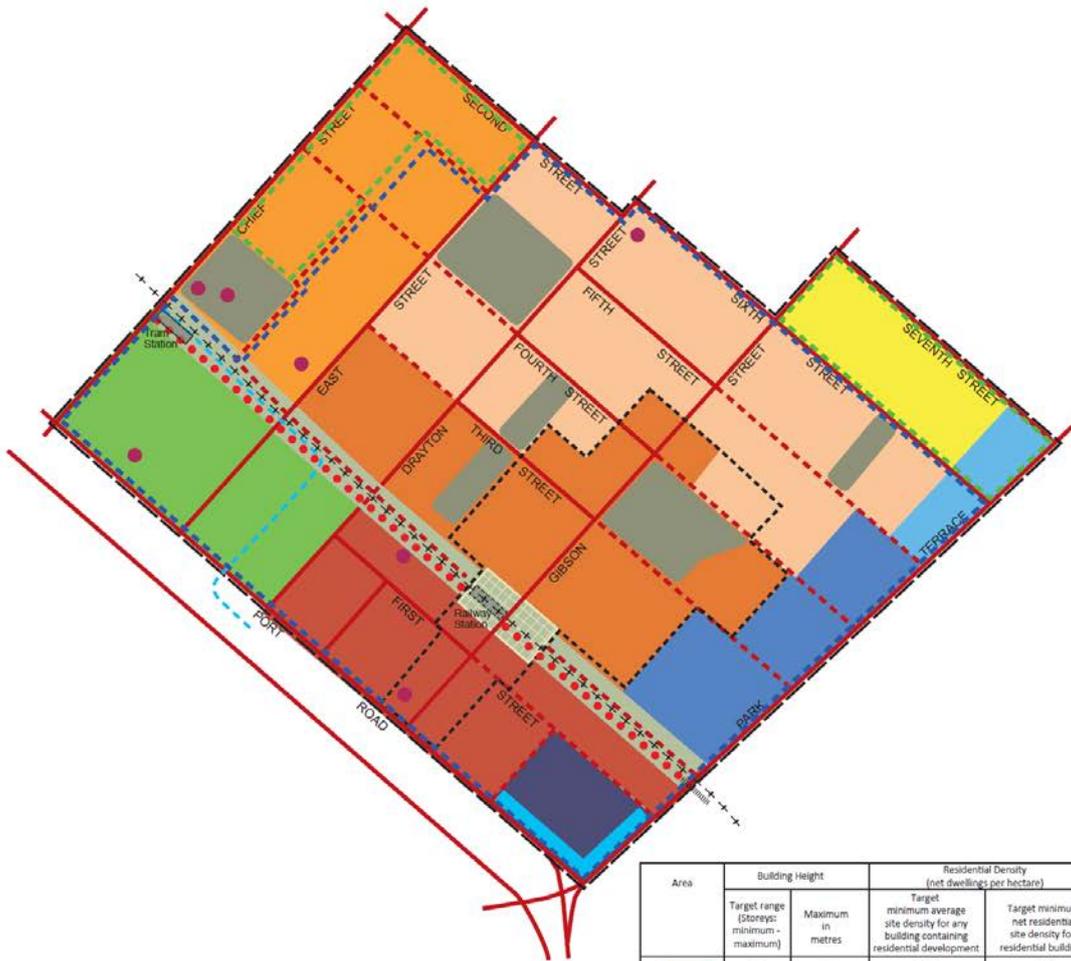
-  Open Space / Stormwater Management
-  Hospital
-  Arts
-  Residential
-  Secondary Access Point
-  Maximum 2 Storey Building Height
-  Development Plan Boundary



BURNSIDE (CITY) MIXED USE (GLENSIDE) ZONE POLICY AREA 1 CONCEPT PLAN Fig MU(G)/2

Notes:

Buildings up to six storeys in height are considered appropriate in the mixed use and arts areas shown on Concept Plan Fig MU(G)/2, with development in other parts of the Policy Area being of a lesser number of storeys.



- Core
- Transition
- Greenway and bike/pedestrian path
- Piazza
- Proposed Pedestrian/Bicycle Overpass
- State Heritage Place
- Landmark Site
- Open Space
- Urban Core Zone
- Main Street Precinct boundary
- Potential extension of Tram Way
- Future Tram Station
- Future Underground Railway Station
- Potential for undergrounding and realignment of rail line
- Road
- Proposed new street

Area	Building Height		Residential Density (net dwellings per hectare)	
	Target range (storeys: minimum - maximum)	Maximum in metres	Target minimum average site density for any building containing residential development	Target minimum net residential site density for residential buildings
	2 - 8	32.5	230	100
	3 - 4	16.5	90	60
	3 - 6	24.5	220	60
	3 - 10	40.5	260	130
	3 - 10	40.5	230	200
	4 - 6	24.5	220	150
	6 - 12	46.5	230	200
	6 - 12	48.5	270	220
	12 - 16	64.5	230	200

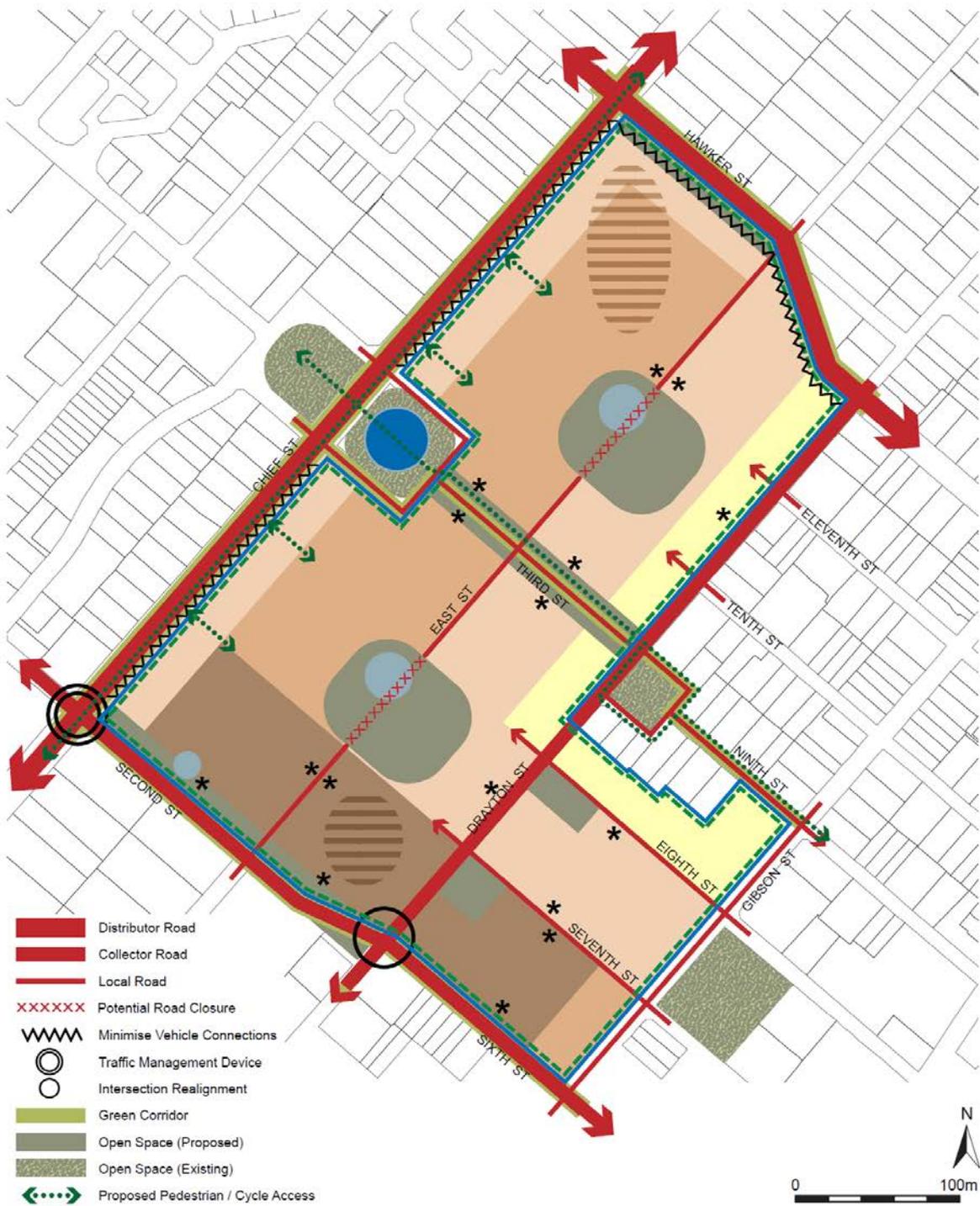


Concept Plan Map ChSt/23

BOWDEN URBAN VILLAGE

URBAN CORE ZONE

CHARLES STURT COUNCIL



Concept Plan Map ChSt/31

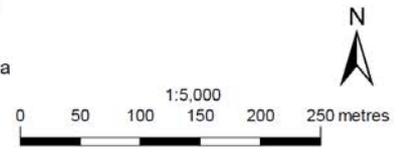
BOWDEN-BROMPTON URBAN CORE ZONE

CHARLES STURT COUNCIL

Holdfast Bay



- Minda Incorporated Brighton Campus Site
- Institution Policy Area
- Coast Park Pedestrian/Cycle link
- State Heritage Place
- ▲ Local Heritage Place
- 9 Foreshore Development Area - 9 Storey maximum building height
- Existing Vegetation Buffer
- Open Space/Public Access
- Coastal Conservation Zone
- Wetlands
- Detention Basin
- Interface Area
- Commercial Area



North Brighton

Concept Plan Map HoB/6

MINDA INCORPORATED BRIGHTON CAMPUS

HOLDFAST BAY COUNCIL

Minda Incorporated Brighton Campus

- 1 Shops located within the Minda Incorporated Brighton Campus should be of local scale, comprise a number of individual retail tenancies, not exceed in the order of 1500 square metres gross leasable floor area across the whole Campus and should primarily be located within the commercial area as identified on Concept Plan Map HoB/6 - Minda Incorporated Brighton Campus.
- 2 The existing vegetated buffer adjacent to the southern Campus site boundary should be retained to assist with the screening of new development and minimise overlooking from new development.
- 3 Maximum building heights should be in accordance with the following:

Designated Area	Maximum building height (metres)
'Foreshore Development Area' as identified on <u>Concept Plan Map HoB/6 - Minda Incorporated Brighton Campus</u>	9 storeys and no more than 32.5 metres
Balance of the site within the Institution Policy Area 4 as identified on <u>Concept Plan Map HoB/6 - Minda Incorporated Brighton Campus</u>	6 storeys and no more than 22 metres

- 4 Buildings within the foreshore development area (identified on Concept Plan Map HoB/6 - Minda Incorporated Brighton Campus) should be built at a variety of heights to create visual interest in the site as viewed from the foreshore and coast.
- 5 Public access over that foreshore land required to complete the Coast Park pathway should be provided in accordance with Concept Plan Map HoB/6 - Minda Incorporated Brighton Campus and should be provided concurrently with any early development of the Minda Brighton Campus Foreshore Development Area.
- 6 To minimise building massing at the interface with adjoining residential development (identified as interface areas on Concept Plan Map HoB/6 - Minda Incorporated Brighton Campus), building elements adjacent to the eastern, northern and southern Campus site boundaries above three storeys in height should be setback as follows:

Building height	Setback (metres)
4 th storey component of a development	21
5 th storey component of a development	27
6 th storey component of a development	33

- 7 Building elements adjacent to the **Coastal Conservation Zone** boundary and located south of the area identified as open space on Concept Plan Map HoB/6 - Minda Incorporated Brighton Campus should be setback 10 metres from the Coastal Conservation Zone boundary.
- 8 Development involving buildings above 4 storeys within the Foreshore Development Area identified within Concept Plan Map HoB/6 - Minda Incorporated Brighton Campus should be separated from one another by a minimum distance in the order of 25 metres when viewed from the west.

Light



Development Plan Zones/ Land Use

- Suburban Neighbourhood Zone
- Large Residential Lots
- Urban Employment
- Drainage Reserves/ Open Space
- Activity Centre
- Detention Basins
- Retention Basins
- Drainage Paths
- Items of land contamination interest
- Arterial Road
- Collector Road
- Existing Railway Line
- Cadastre
- Zone Boundary
- Development Plan Boundary
- Pedestrian Cycle way
- Collector Road
- Future East West freight link
- 20m wide Landscaped Buffer

- 1 Upgrade and signalise existing intersection
- 2 Road upgrade and widen
- 3
- 4 Upgrade and signalise existing intersection
- 5 Channelised junction - Seagull (100km/hr) to Residential plus left turn into Employment Zone
- 6 Channelised junction - Seagull (100km/hr) to Residential
- 7 Channelised junction - Seagull (100km/hr) to Employment plus left turn into Residential
- 8 Ensure sufficient land retained for future flyover
- 9 Channelised intersection - all movements allowed (80km/hr)
- 10 Channelised T- junction - all movements allowed (80km/hr)
- 11
- 12 Road and shoulder widening
- 13 Upgrade to sealed road
- 14 Channelised T- junction - all movements allowed (50km/hr)
- 15 Retain land for new road link
- 16 Roundabout - single lane
- 17 Upgrade to sealed road
- 18
- 19 Collector road

Concept Plan Map Lig/13 ROSEWORTHY TOWN EXPANSION

LIGHT REGIONAL COUNCIL

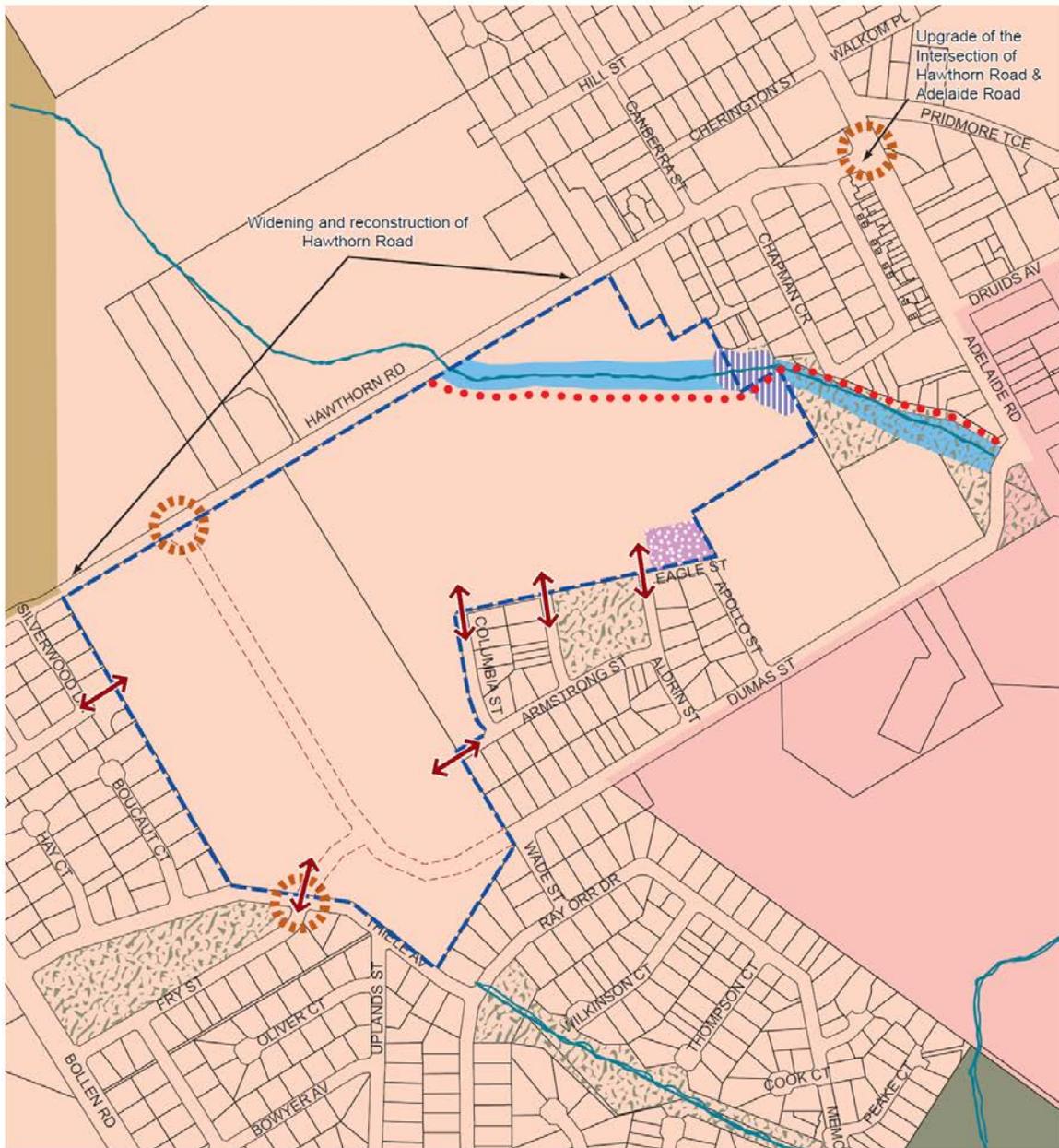
Those 'areas of interest' shown on Concept Plan Map L13/13 - Roseworthy Township Expansion are known to be potentially affected by land contaminating activities and therefore should not be developed unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for its proposed use. Notwithstanding these known 'areas of interest' it is acknowledged that there may be others as yet unidentified which will need a similar consideration.

Development should be in the order of 1 to 2 storeys except where located in or adjacent to a designated activity centre, or adjacent to public neighbourhood open space, as identified on Concept Plan Map L13/13 - Roseworthy Township Expansion where it should be up to 3 storeys.

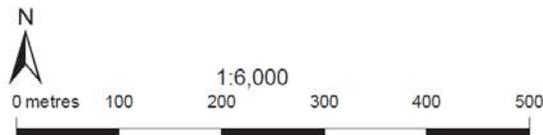
- 9 Land division should result in:
 - (a) allotments of between 300 square metres and 350 square metres adjacent to activity centres and public open space shown on Concept Plan Map L13/13 - Roseworthy Township Expansion
 - (b) allotments of 1000 square metres to 1500 square metres at the boundary interface of the zone with adjoining rural land
 - (c) allotments of 350 square metres to 1000 square metres in other circumstances.

- 10 Development, including land division, within the Roseworthy Town Expansion area should only occur once the infrastructure items identified for the area (or a specified part of the area) identified on Concept Plan Map L13/13 - Roseworthy Township Expansion are either provided, or a legally binding agreement has been executed for the provision of those infrastructure items, (or alternative infrastructure items that achieve the same outcome have been provided or a legally binding agreement has been executed for the provision of these alternative infrastructure items) for the construction of the following infrastructure:
 - (a) stormwater management systems
 - (b) wastewater management system
 - (c) road and intersection upgrades
 - (d) community / neighbourhood house
 - (e) community recreational facilities.

Mount Barker



- Regional Town Centre
- Open Space
- Primary Production
- Residential
- Appropriate intersection treatment to a Standard Suitable for the Anticipated Traffic Volumes
- WaterCourses
- Subject Area
- Proposed Road Layout
- Open Space Link
- Development of land to provide ability to interconnect with safe and convenient pedestrian, cyclist and vehicular access achievable between all Residential land.
- Gross Pollutant Trap
- Detention Basin
- Drainage Reserve
- Reserve



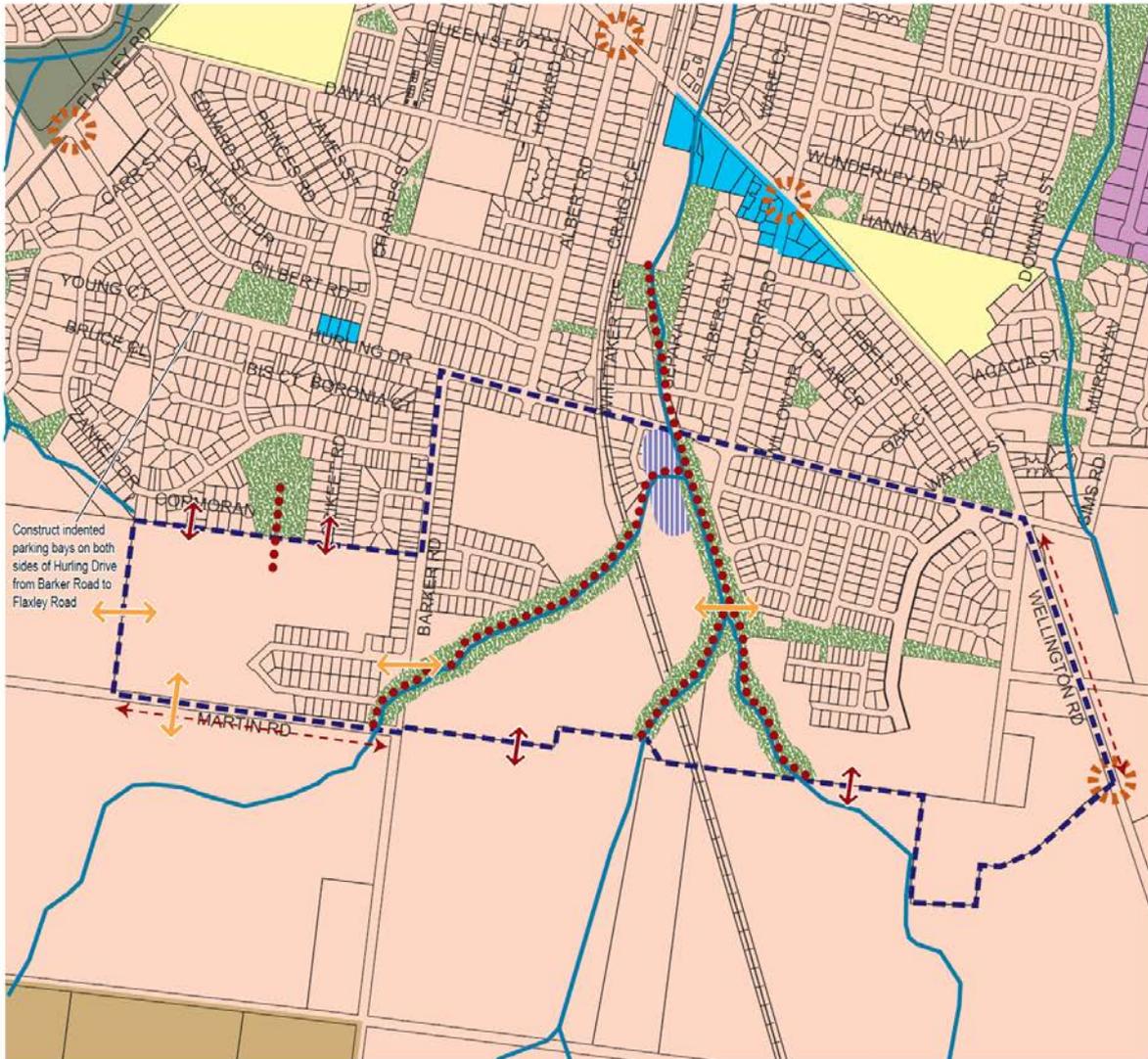
HAWTHORN ROAD SOUTH, MOUNT BARKER

Concept Plan Map MtB/1

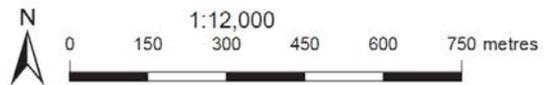
RESIDENTIAL

MOUNT BARKER COUNCIL

- 11 Development, including land division, in the 'Subject Area' as depicted on Concept Plan Map MtB/1 - Residential (Hawthorn Road South, Mount Barker) should not be undertaken until all of the following infrastructure works have been completed or legally binding arrangements for their completion are in place:
- (a) the upgrade of the intersection of Adelaide and Hawthorn Roads to a standard suitable for the anticipated traffic volumes
 - (b) the widening and reconstruction of Hawthorn Road, including a lighting upgrade and shared use path from the western edge of the 'Subject Area' to eastern edge of the 'Subject Area' to a standard suitable for the anticipated traffic volumes
 - (c) the installation of a roundabout that accommodates a creek crossing at the intersection of Fry Street and Thiele Avenue
 - (d) the installation of a sealed pedestrian and bicycle link between the 'Subject Area' and Adelaide Road and through the 'Subject Area' to Hawthorn Road
 - (e) the installation of a sealed pedestrian and bicycle link between the 'Subject Area' and Silverwood Drive
 - (f) the installation of a roundabout at the junction of Hawthorn Road and the proposed internal collector road
 - (g) the widening of Dumas Street from Wade Street to Apollo Street to include a footpath and koala crossing.



- Subject Area
- Local Centre
- Community
- Light Industry
- Open Space
- Primary Production
- Residential
- Stormwater Control
- Open Space Linkage
- Open Space Areas and Drainage Reserve
- Creek
- Railway
- ☀ Appropriate Intersection Treatment to a Standard Suitable for the Anticipated Traffic Volumes
- ← Primary Pedestrian, Bicycle and Vehicle Access Route
- - - - - No direct allotment access to Martin Road and Wellington Road
- ↔ Development of land to provide ability to interconnect with safe and convenient pedestrian and bicycle access achievable between all Residential land.



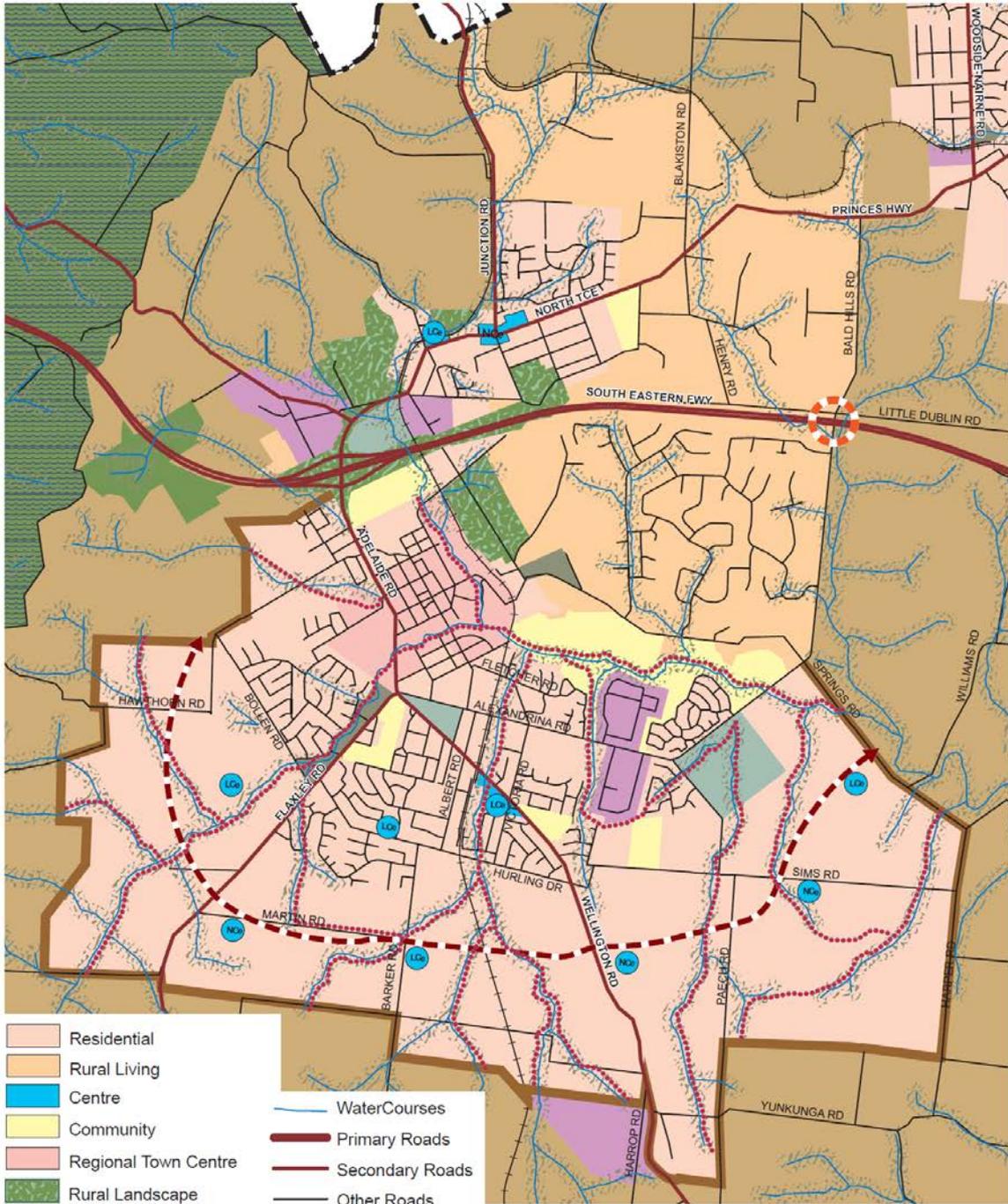
HURLING DRIVE, MOUNT BARKER

Concept Plan Map MtB/3

RESIDENTIAL

MOUNT BARKER COUNCIL

- 12 Development, including land division, in the 'Subject Area' as depicted on Concept Plan Map MtB/3 - Residential (Hurling Drive, Mount Barker) should not be undertaken until all of the following infrastructure works have been completed or legally binding arrangements for their completion are in place:
- (a) for Hurling Drive the following work is required:
 - (i) between Flaxley Road and Barker Road construct indented parking bays on both sides of Hurling Drive
 - (ii) between Victoria Road and Wellington Road lighting upgrade and shared use path.
 - (b) the installation of appropriate intersection treatments to a standard suitable for the anticipated traffic volumes at the following intersections:
 - (i) Albert Road and Wellington Road
 - (ii) Victoria Road and Wellington Road
 - (iii) Hurling Drive and Flaxley Road
 - (iv) Wellington Road and the south eastern corner of the 'Subject Area', including upgraded junction at new entrance to Wellington Road
 - (c) the installation of a sealed pedestrian and bicycle link between the 'Subject Area' and Separation Avenue Reserve



- Residential
- Rural Living
- Centre
- Community
- Regional Town Centre
- Rural Landscape
- Conservation
- Watershed Protection (Mount Lofty Ranges)
- Recreation
- Open Space
- Light Industry
- Caravan and Tourist Park
- Primary Production
- Rural/Urban Interface Treatment

- Water Courses
- Primary Roads
- Secondary Roads
- Other Roads
- Key Pedestrian/Bicycle Network
- Proposed Major Local Road
- Proposed Freeway Interchange
- Open Space/ Stormwater Management
- Railways
- Development Plan Boundary

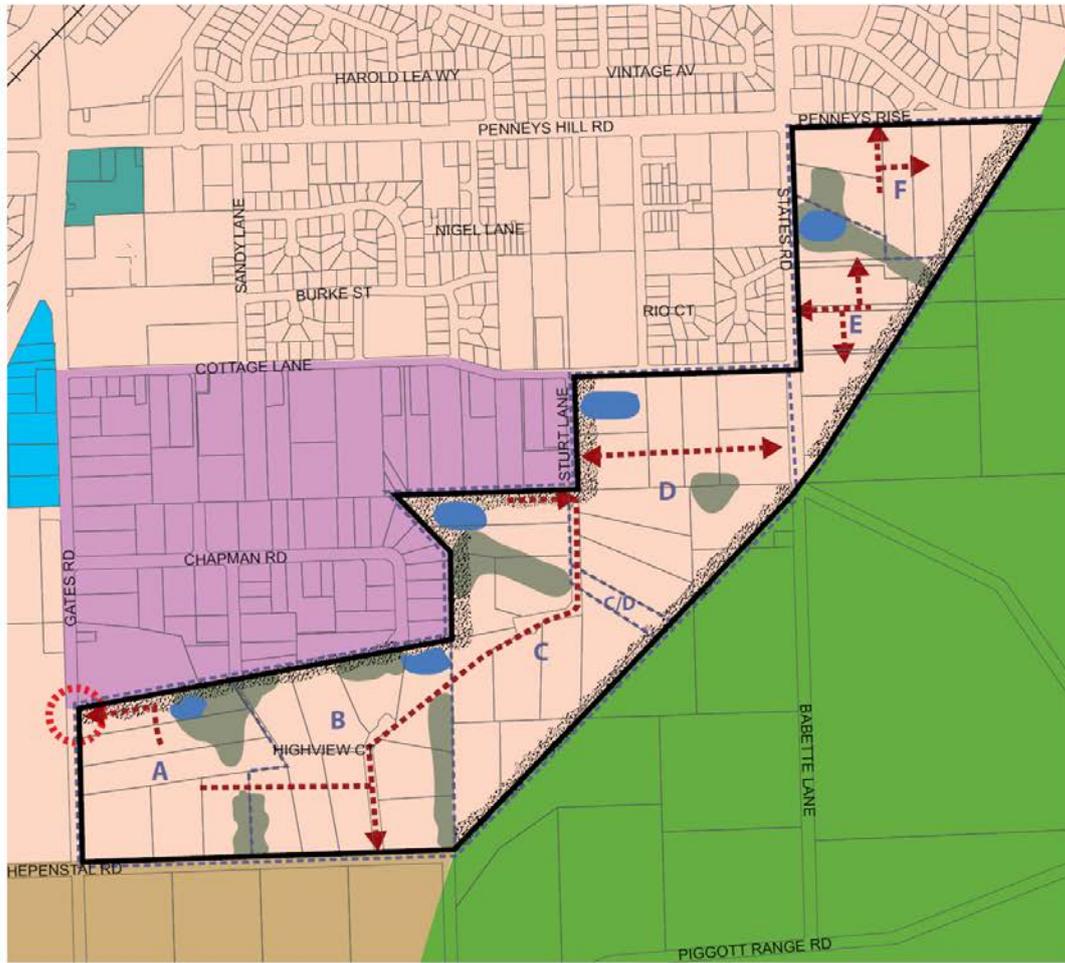


Concept Plan Map MtB/16

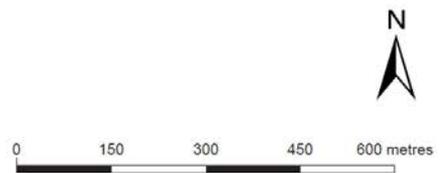
MOUNT BARKER AND LITTLEHAMPTON

MOUNT BARKER COUNCIL

Onkaparinga



- Commercial
- Hills Face
- Urban Employment
- Neighbourhood Centre
- Primary Production
- Residential
- Buffer
- Detention Basin (Stormwater)
- Open Space
- Intersection Treatment
- New Road Link
- Infrastructure Precincts
- Concept Plan Boundary



Concept Plan Map Onka/28 HACKHAM / ONKAPARINGA HILLS INFRASTRUCTURE

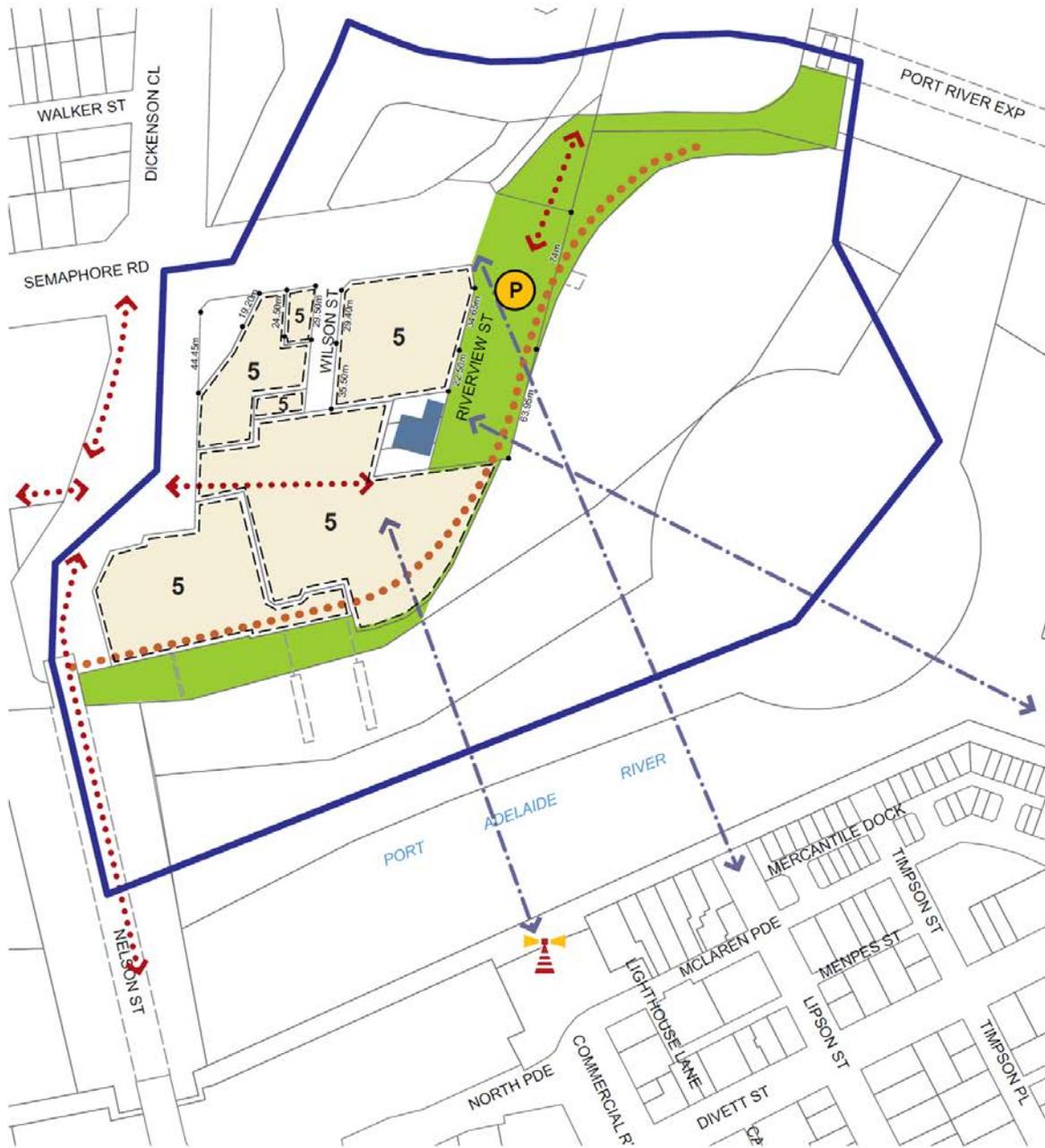
ONKAPARINGA COUNCIL

Infrastructure Co-ordination

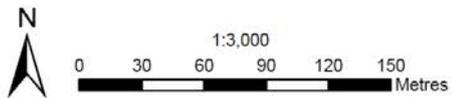
Development, including land division, within the policy area should only occur once the infrastructure items identified for the Infrastructure Precinct (or a specified part of an Infrastructure Precinct) shown on *Concept Plan Map Onka/28 - Hackham / Onkaparinga Hills Infrastructure* are either provided or a legally binding agreement has been executed for the provision of those infrastructure items in accordance with the following:

Infrastructure Precinct	Precinct infrastructure requirement
A	<ul style="list-style-type: none"> (a) a new link road connecting to Infrastructure Precinct B Hepenstal Road (b) the reconstruction of Gates Road and Hepenstal Road to a standard suitable for the anticipated traffic volumes (c) the provision of an integrated stormwater management system
B	<ul style="list-style-type: none"> (a) a new link road connecting to Infrastructure Precinct A Gates Road (b) a new link road connecting Highview Court to Sturt Lane (c) the reconstruction of Hepenstal Road and Highview Court to a standard suitable for the anticipated traffic volumes (d) the provision of an integrated stormwater management system
C	<ul style="list-style-type: none"> (a) a new link road connecting Sturt lane to Highview Court (b) the reconstruction of Sturt Lane to a standard suitable for the anticipated traffic volumes (c) the provision of an integrated stormwater management system
D	<ul style="list-style-type: none"> (a) a new access road connecting to Sturt Lane (b) the reconstruction of Sturt Lane and States Road to a standard suitable for the anticipated traffic volumes (c) the installation of a sealed pedestrian link on Cottage Lane between States Road and Sturt Lane (d) the provision of an integrated stormwater management system
E	<ul style="list-style-type: none"> (a) provision of a new road link for all allotments to States Road (b) the reconstruction of States Road to a standard suitable for the anticipated traffic volumes (c) the provision of an integrated stormwater management system
F	<ul style="list-style-type: none"> (a) provision of a new road link for all allotments to Penneys Rise (b) the reconstruction of States Road and Penneys Rise to a standard suitable for the anticipated traffic volumes (c) the provision of an integrated stormwater management system

Port Adelaide Enfield

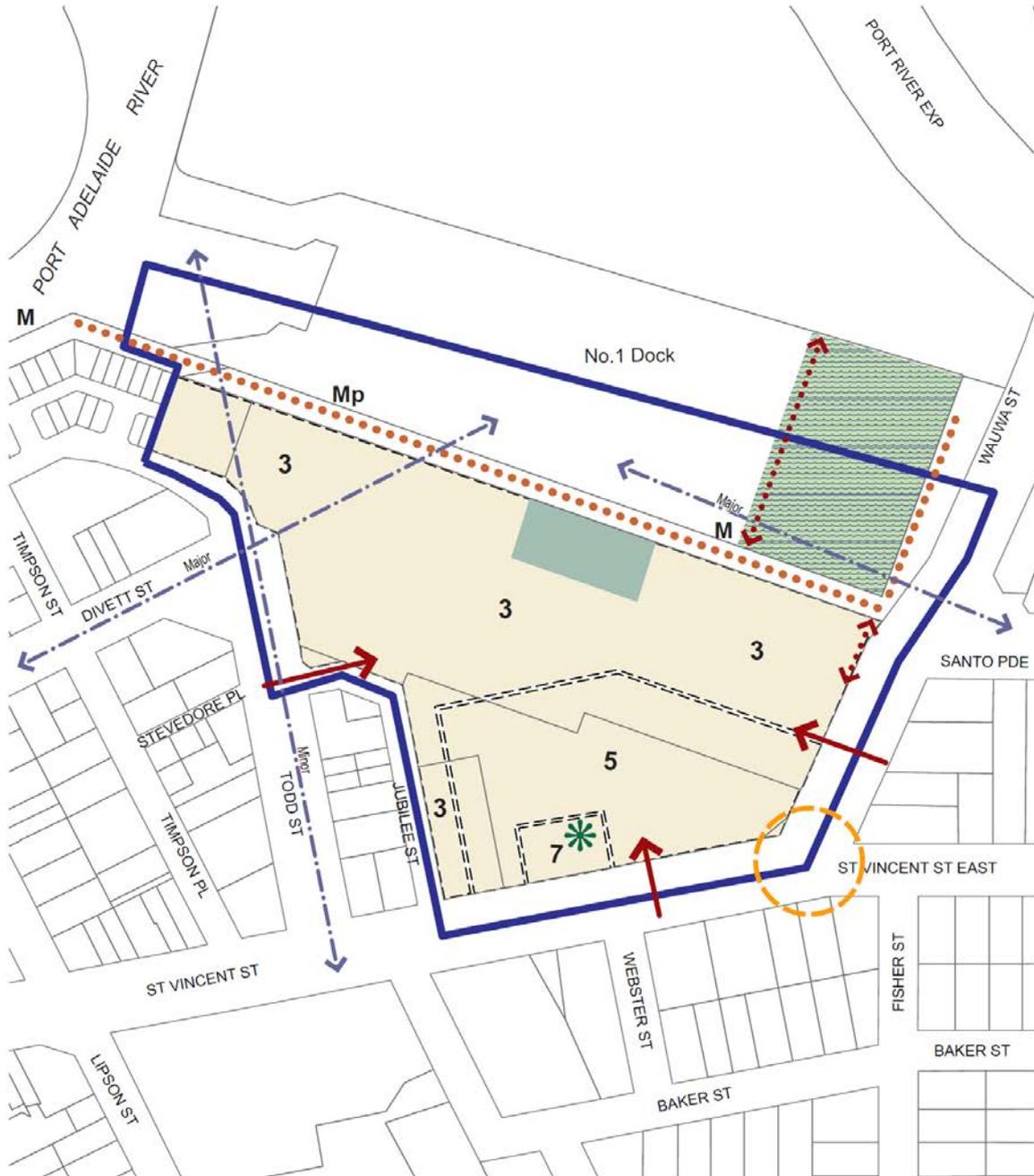


- 5 Maximum Building Height (Storeys)
- Local Heritage Place
- Public Open Space
- Public Promenade (Inner Harbour Ring Route)
- P Public Carparking
- Existing Lighthouse
- View Corridor
- Pedestrian/Cycle Link
- Concept Plan Boundary



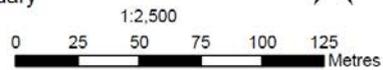
Concept Plan Map PAdE/30 CRUICKSHANK'S CORNER POLICY AREA

PORT ADELAIDE ENFIELD COUNCIL



- Public Reserve
- Existing Landmark Building
- Mp** Marina with public access
- M** Marina (private use)
- Maximum Building Height (Storeys)
- Public Promenade (Inner Harbour Ring Route)
- Pedestrian/Cycle Link
- Road Linkages
- Over Water Development

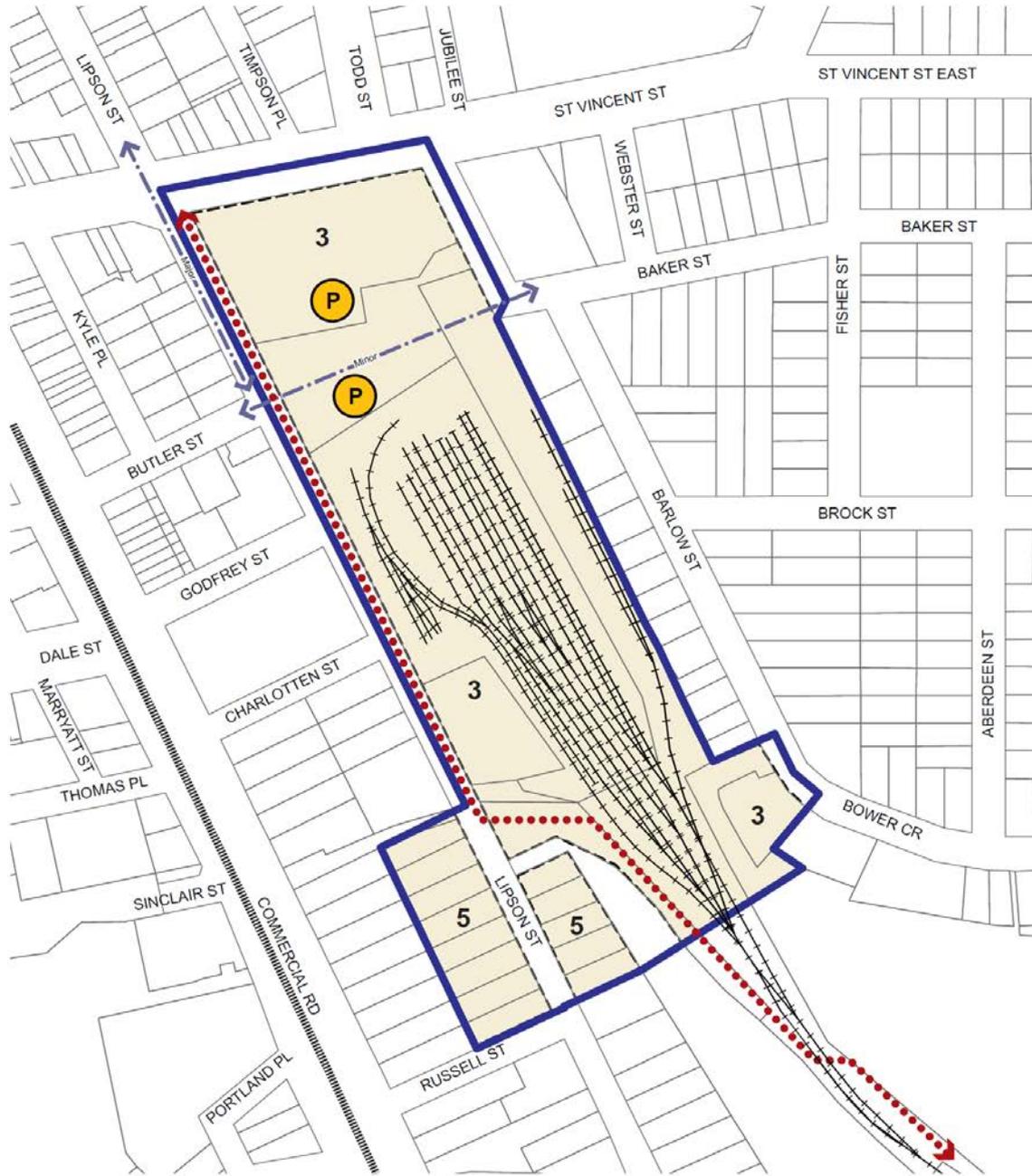
- Potential Future Upgrade of Intersection
- View Corridor
- Concept Plan Boundary



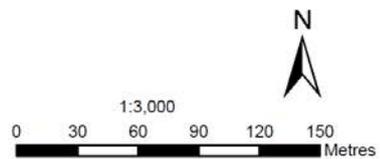
Concept Plan Map PAdE/31

DOCK ONE POLICY AREA

PORT ADELAIDE ENFIELD COUNCIL



-  Pedestrian/Cycle Link
-  Railway
-  Potential Light Rail (subject to further investigation)
-  Public Parking
-  Maximum Building Height (Storeys)
-  View Corridor
-  Concept Plan Boundary



Concept Plan Map PAdE/32

EAST END POLICY AREA

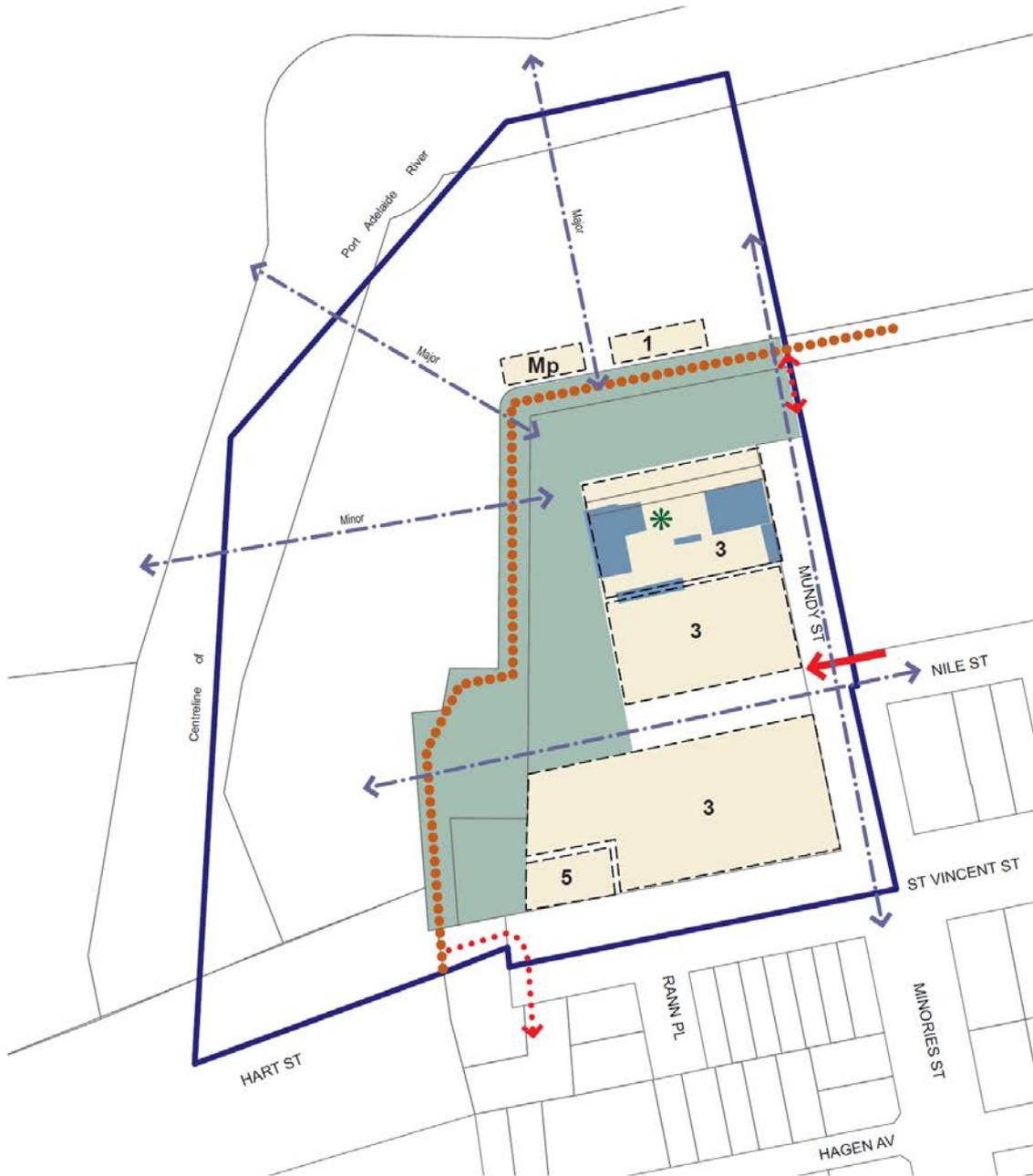
PORT ADELAIDE ENFIELD COUNCIL



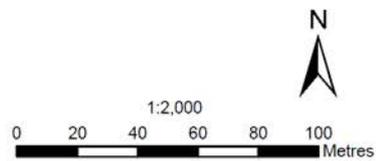
3	Maximum Building Height (Storeys)	Potential Landmark building
Public Promenade (Inner Harbour Ring Route)		Concept Plan Boundary
Mp	Marina with public access	
M	Marina (private use)	
Pedestrian/Cycle Link		
Potential Road Linkages		
View Corridor		
Heritage Places		
Public Reserve		
Over Water Development		

1:3,000
0 30 60 90 120 150 Metres

Concept Plan Map PAdE/33
FLETCHERS SLIP POLICY AREA
PORT ADELAIDE ENFIELD COUNCIL



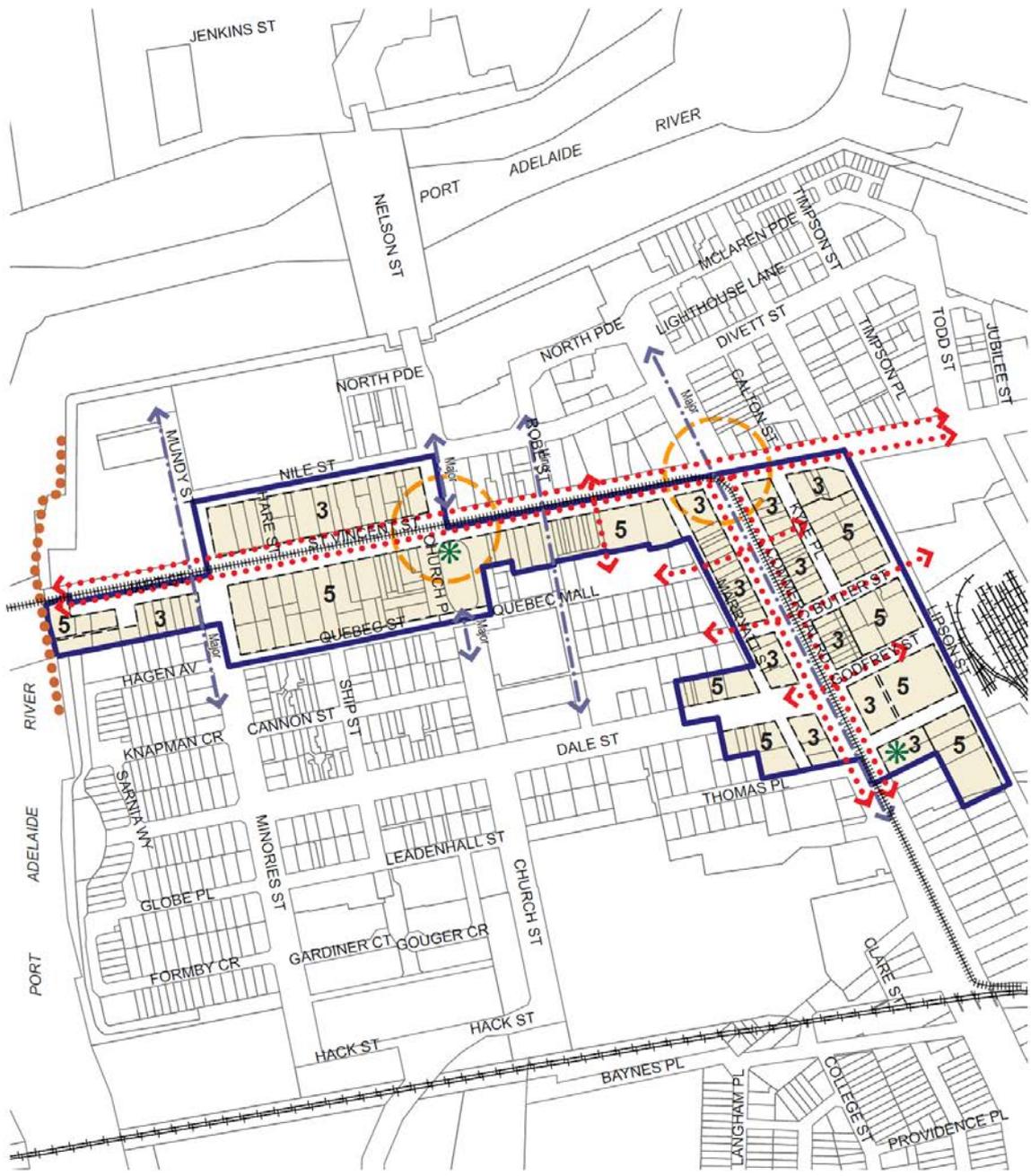
- 3 Maximum Building Height (Storeys)
- Mp Marina with public access
- * Existing Landmark Building
- Heritage Places
- Public Reserve
- Public Promenade (Inner Harbour Ring Route)
- ⋯↔⋯ Pedestrian/Cycle Link
- ↔ Road Linkages
- ↔ View Corridor
- Concept Plan Boundary



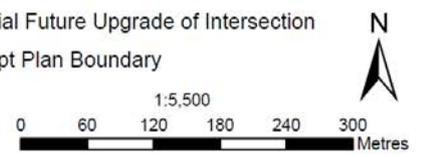
Concept Plan Map PAdE/34

HART'S MILL POLICY AREA

PORT ADELAIDE ENFIELD COUNCIL



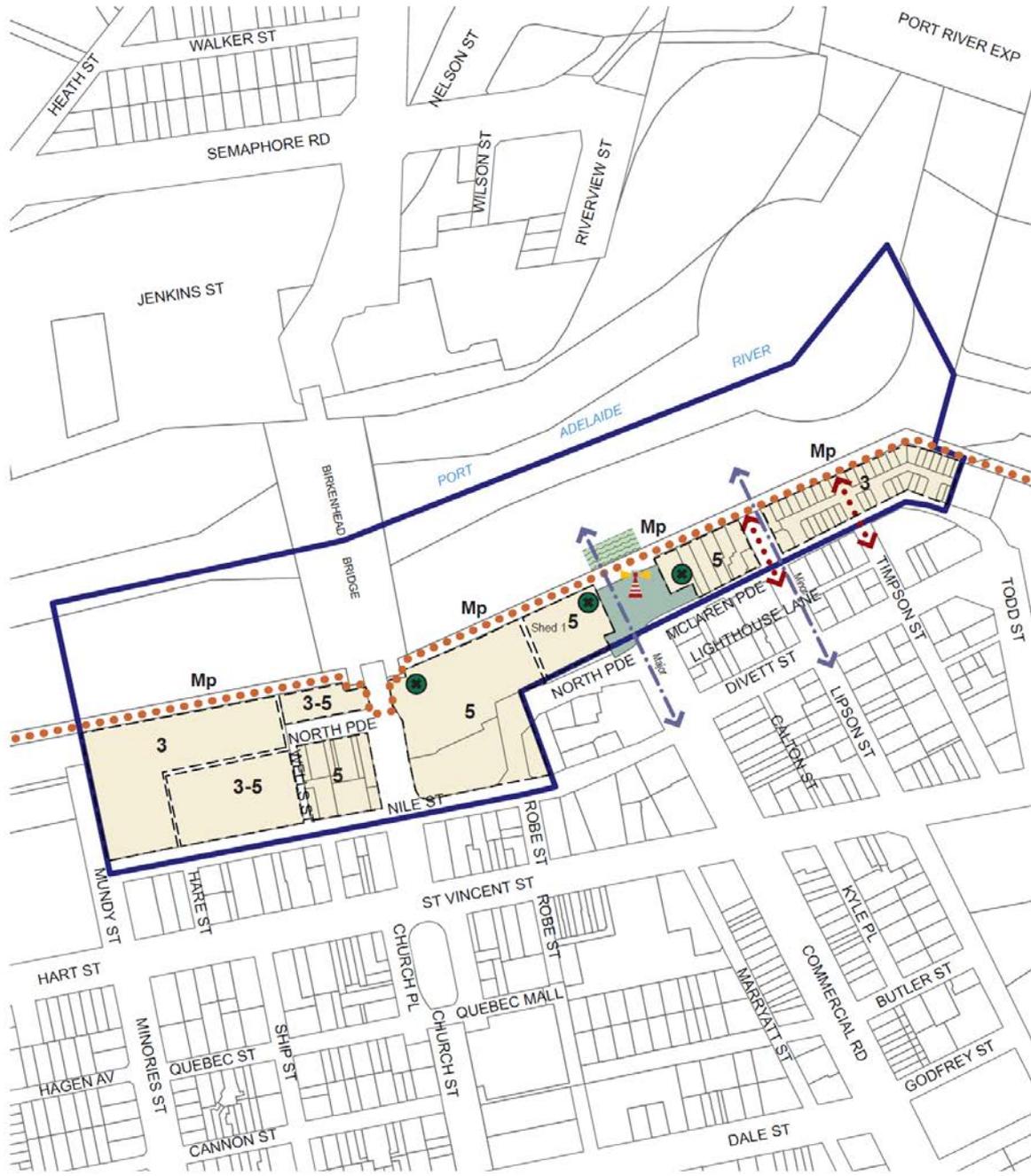
- 3 Maximum Building Height (Storeys)
- * Existing Landmark Building
- Public Promenade (Inner Harbor Ring Route)
- ↔ View Corridor
- - - - - Pedestrian/Cycle Link
- Potential Light Rail (subject to further investigation)
- Potential Future Upgrade of Intersection
- Concept Plan Boundary



Concept Plan Map PAdE/35

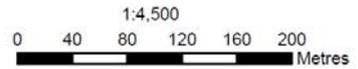
MAIN STREET POLICY AREA

PORT ADELAIDE ENFIELD COUNCIL



- 3 Maximum Building Height (Storeys)
- Mp** Marina with public access
- Urban Plaza
- Public Promenade (Inner Harbour Ring Route)
- Pedestrian/Cycle Link
- ↔ View Corridor
- Existing Lighthouse
- Concept Plan Boundary

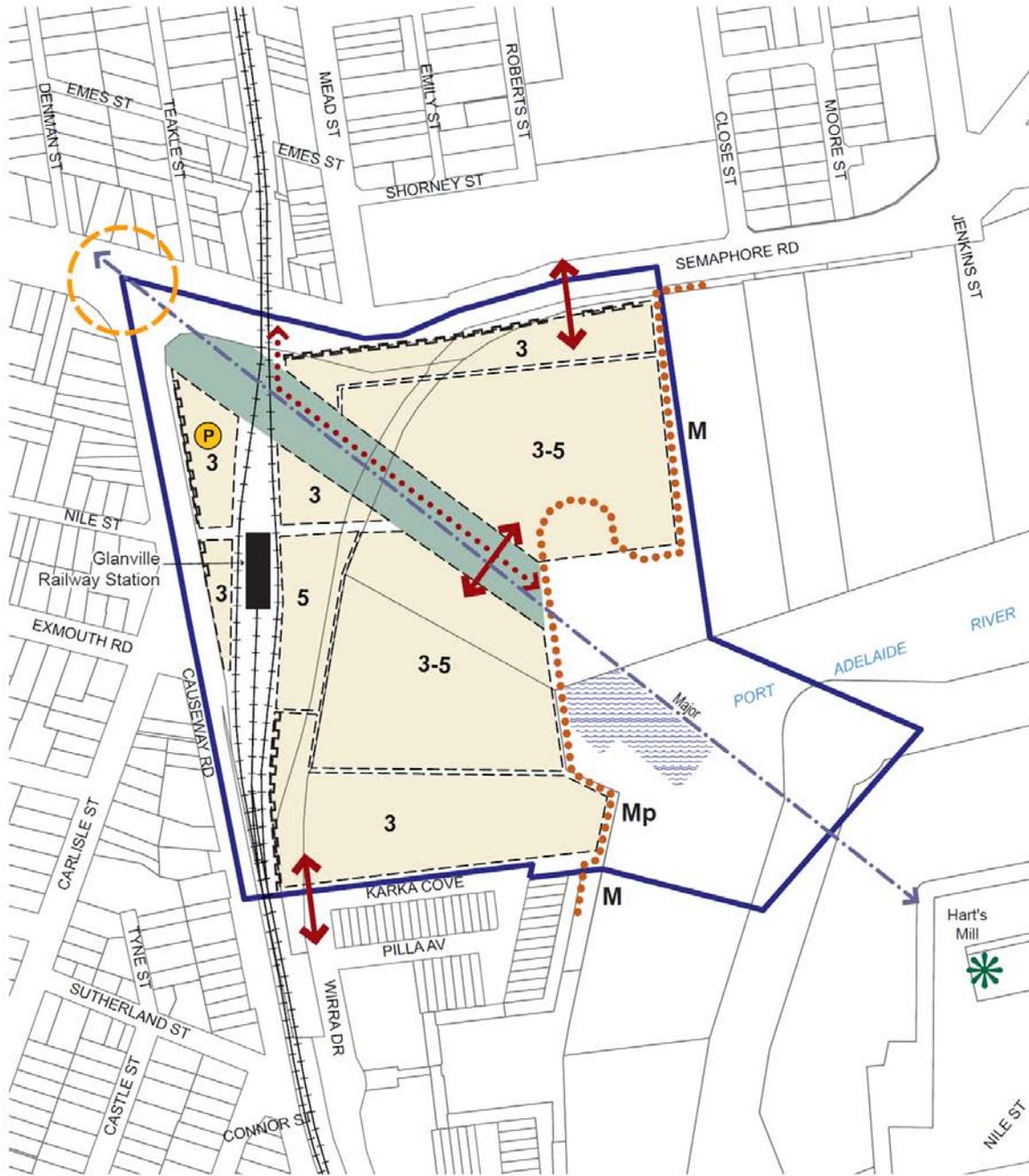
- Potential Landmark Buildings
- Over water Development



Concept Plan Map PAdE/36

MCLAREN'S WHARF POLICY AREA

PORT ADELAIDE ENFIELD COUNCIL



3 Maximum Building Height (Storeys)

Articulated Facade

P Parking

Mp Marina with public access

M Marina (private use)

Pedestrian/Cycle Link

Potential Road Linkages

Public Promenade (Inner Harbour Ring Route)

Potential Future Upgrade of Intersection

Potential Over-water Development

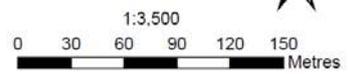
Public Reserve

Existing Landmark Building

View Corridor

Passenger Rail

Concept Plan Boundary



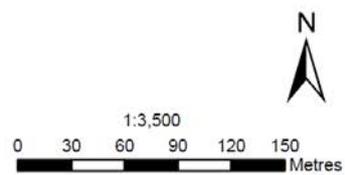
Concept Plan Map PAdE/37

NORTH WEST POLICY AREA

PORT ADELAIDE ENFIELD COUNCIL



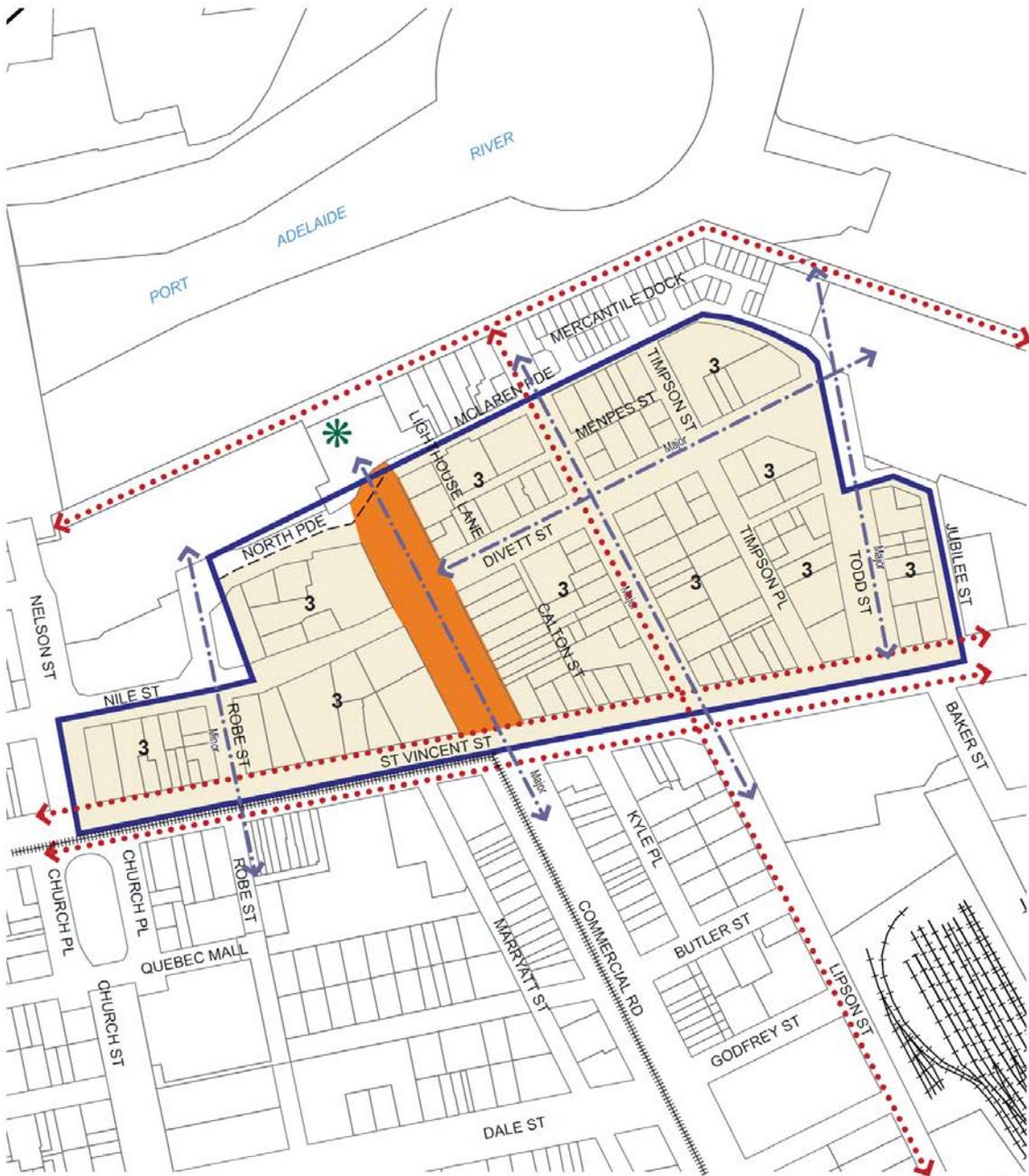
-  Landscape Buffer
-  Public Reserve
-  Maximum Building Height (Stores)
-  View Corridor
-  Public Promenade (Inner Harbour Ring Route)
-  Existing Railway
-  Concept Plan Boundary



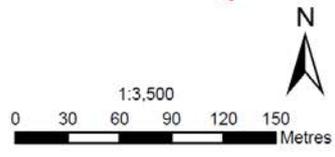
Concept Plan Map PAdE/38

OLD PORT REACH POLICY AREA

PORT ADELAIDE ENFIELD COUNCIL



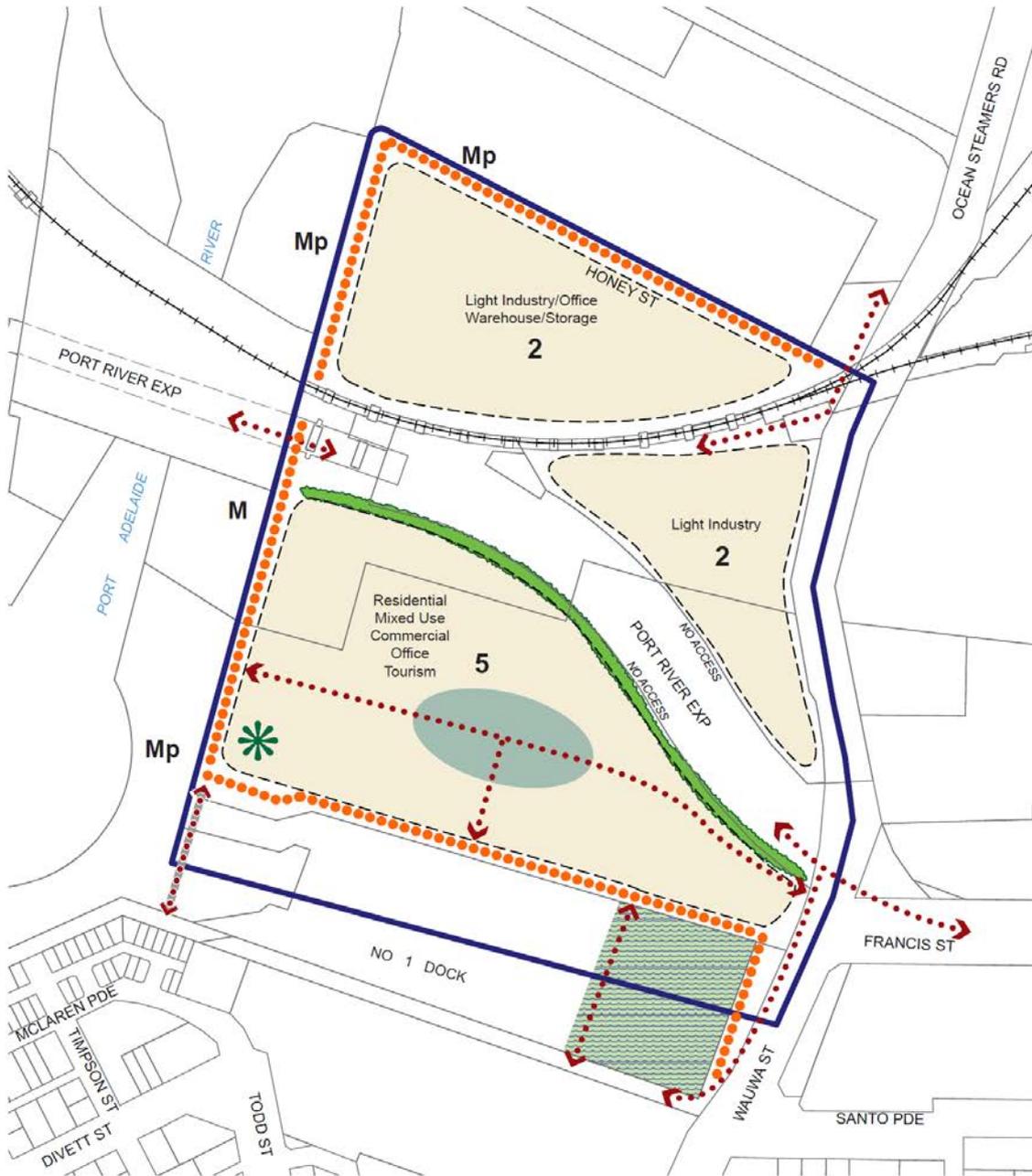
-  Town Square
-  Maximum Building Height (Storeys)
-  Potential Light Rail (subject to further investigation)
-  Existing Landmark Building
-  Pedestrian/Cycle Link
-  View Corridor
-  Concept Plan Boundary



Concept Plan Map PAdE/39

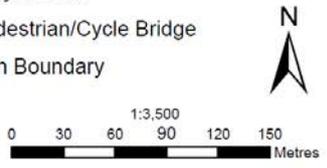
PORT ADELAIDE STATE HERITAGE AREA POLICY AREA

PORT ADELAIDE ENFIELD COUNCIL



-  Landmark Building
-  Public Reserve
-  Maximum Building Height (Storeys)
-  Over Water Development
-  Public Promenade (Inner Harbour Ring Route)
- Mp** Marina with public access
- M** Marina (private use)
-  Buffer

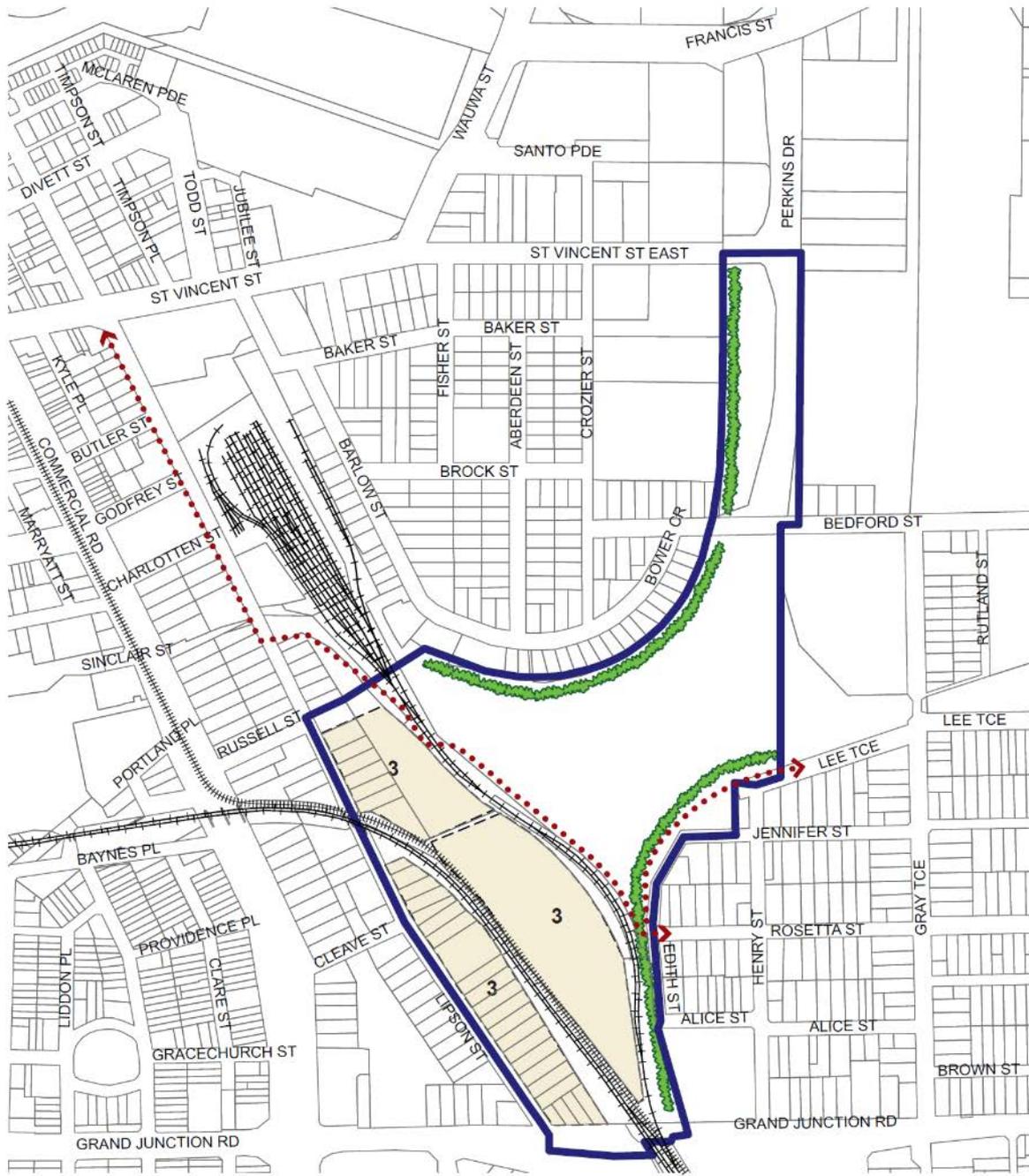
-  Pedestrian/Cycle Link
-  Potential Pedestrian/Cycle Bridge
-  Concept Plan Boundary



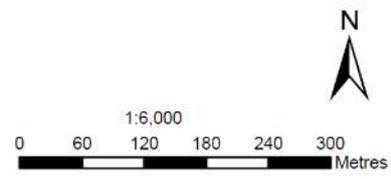
Concept Plan Map PAdE/40

PORT APPROACH POLICY AREA

PORT ADELAIDE ENFIELD COUNCIL



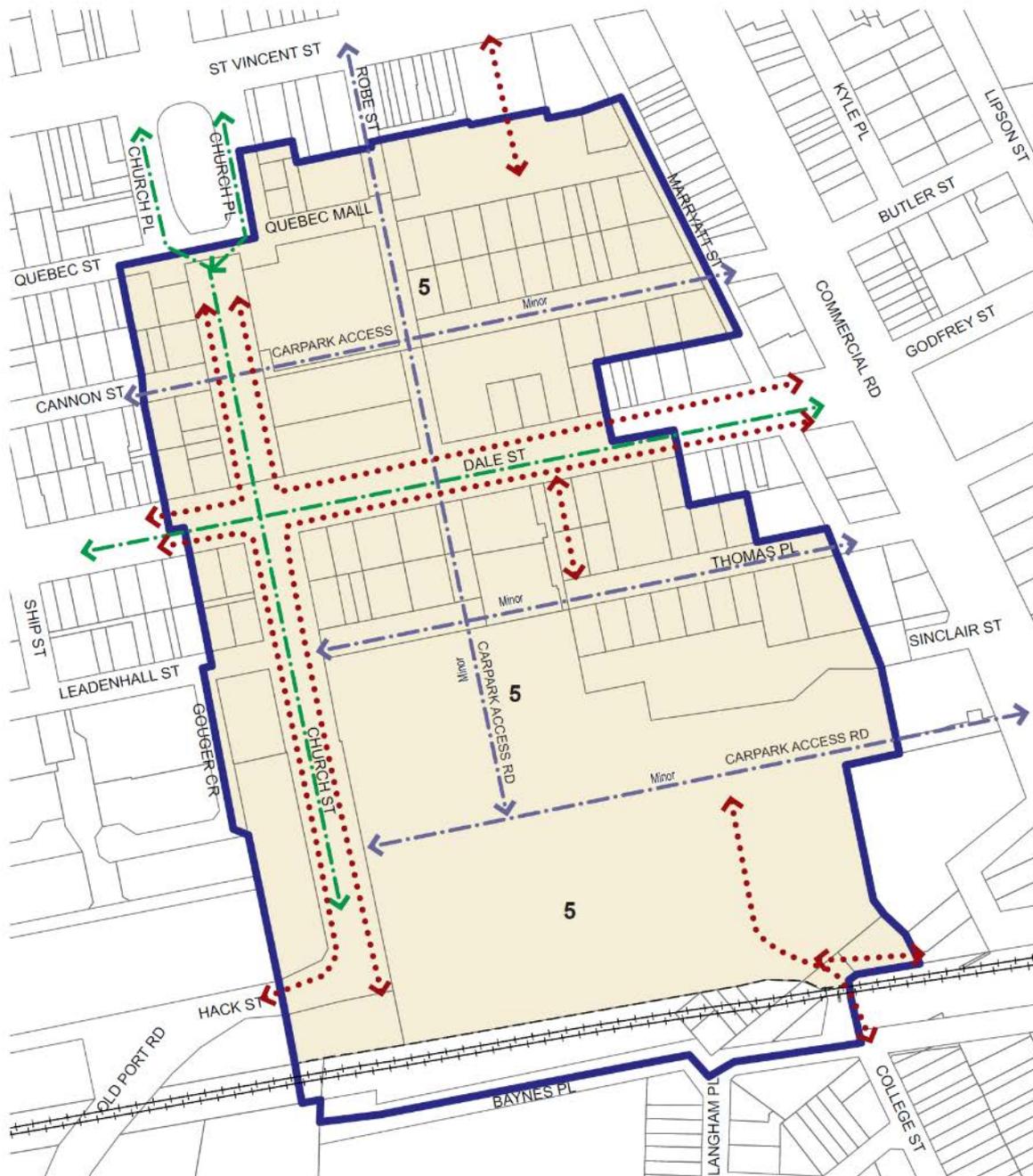
- 3 Maximum Building Height (Storeys)
- Existing Railway
- Potential Light Rail (subject to further investigation)
- Pedestrian/ Cycle Link
- Landscape Buffer
- Concept Plan Boundary



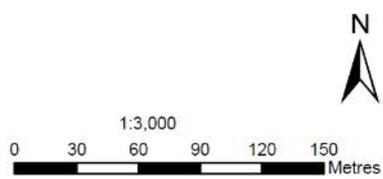
Concept Plan Map PAdE/41

RAILWAYS POLICY AREA

PORT ADELAIDE ENFIELD COUNCIL



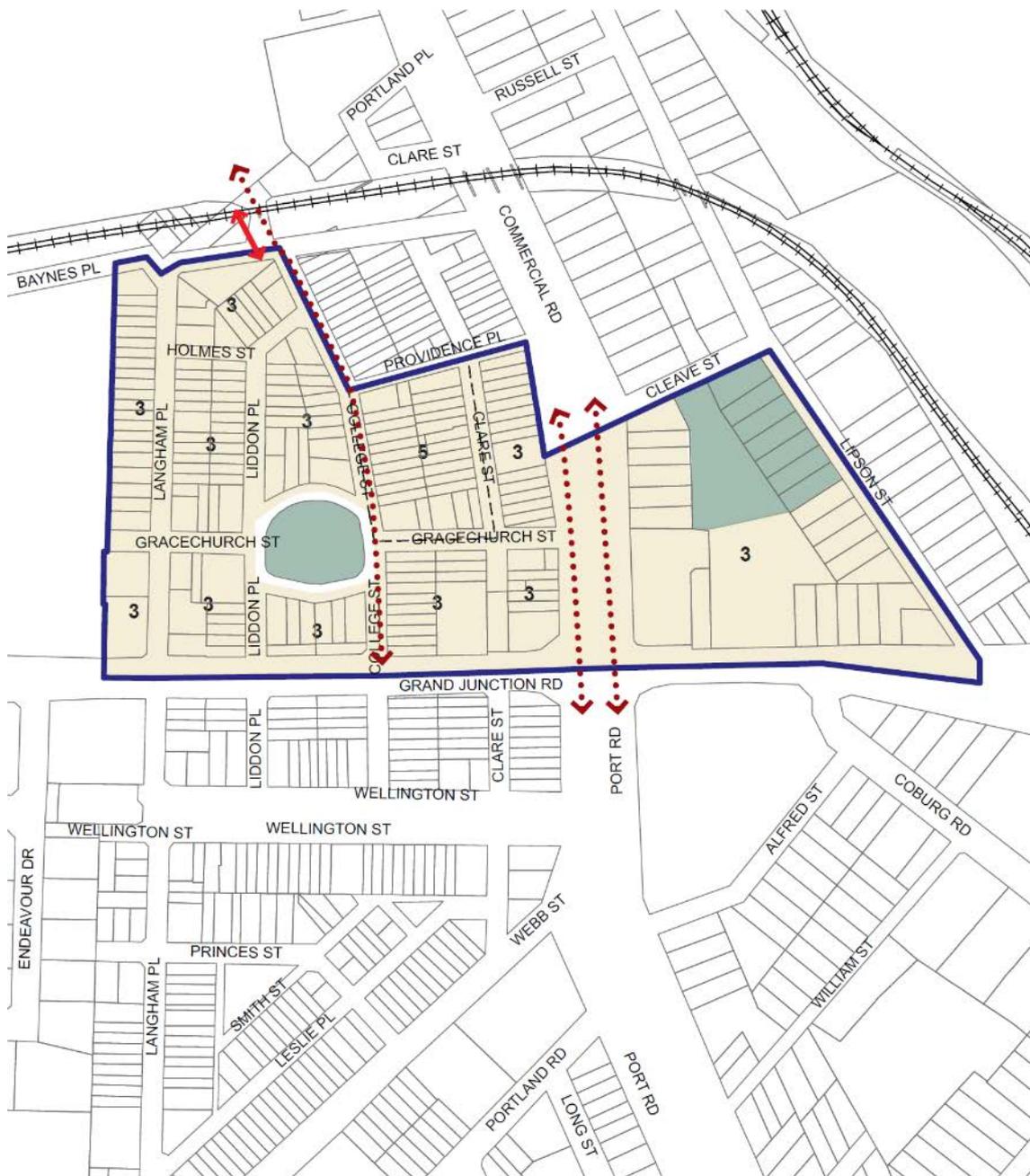
- 3 Maximum Building Height (Storeys)
- ⋯ Pedestrian/Cycle Link
- - - View Corridor
- - - Revitalised Streets
- Passenger Rail
- Concept plan Boundary



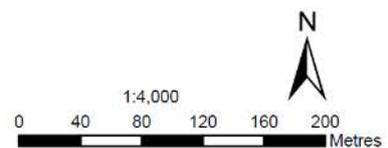
Concept Plan Map PAdE/42

RETAIL CORE POLICY AREA

PORT ADELAIDE ENFIELD COUNCIL



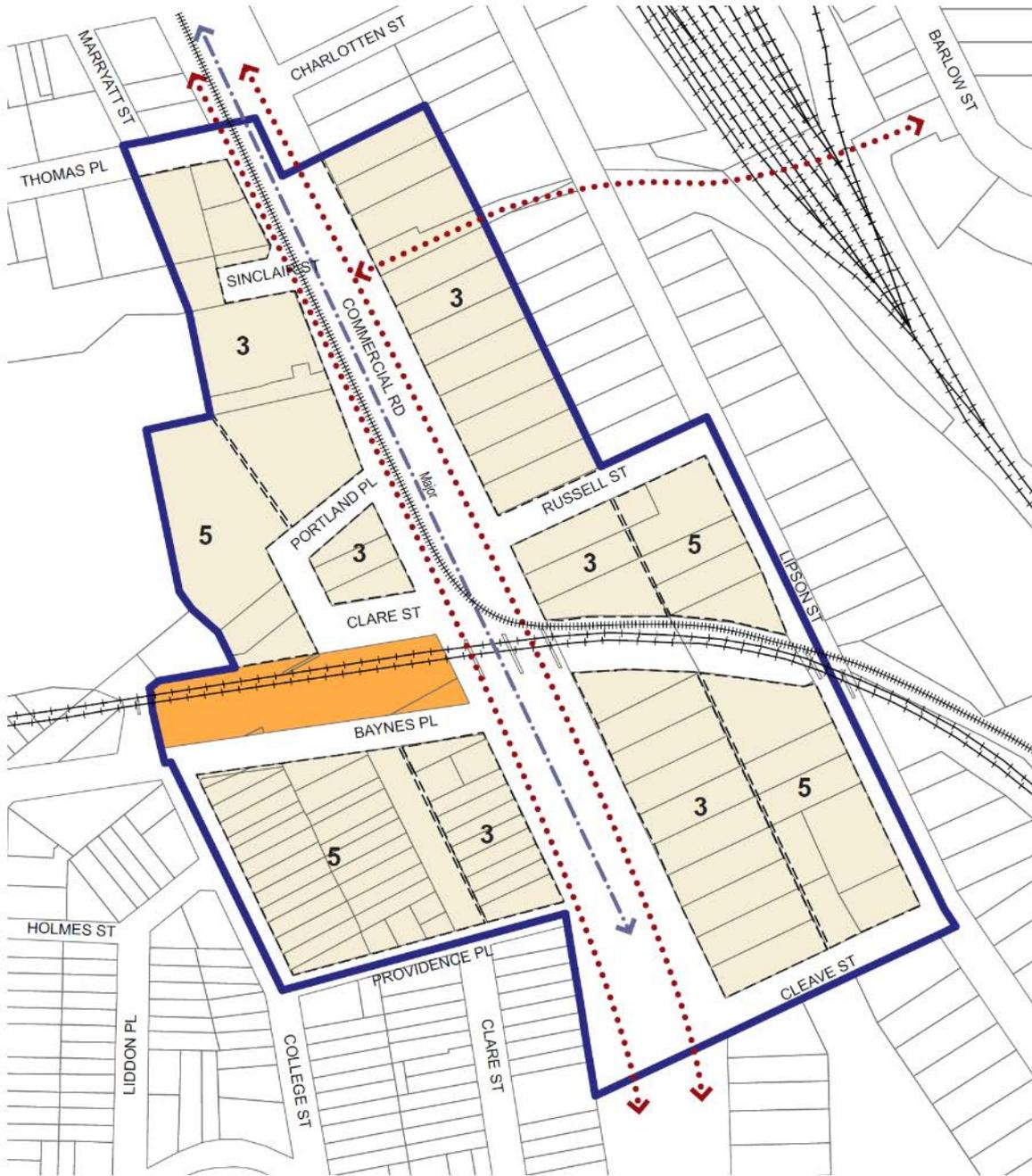
- 3 Maximum Building Height (Storeys)
- Public Reserve
- ↔ Road Linkage
- ⋯→ Pedestrian/Cycle Link
- Concept Plan Boundary



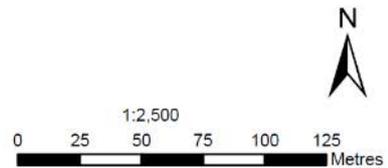
Concept Plan Map PAdE/43

SOUTHERN APPROACH POLICY AREA

PORT ADELAIDE ENFIELD COUNCIL



- 3 Maximum Building Height (Storeys)
- Train Station and Potential Transit Interchange
- Railway
- Potential Light Rail (subject to further investigation)
- ↔ View Corridor
- ↔ Pedestrian/Cycle Link
- Concept Plan Boundary



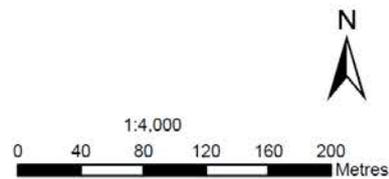
Concept Plan Map PAdE/44

SOUTHERN GATEWAY POLICY AREA

PORT ADELAIDE ENFIELD COUNCIL



-  Maximum Building Height (Storeys)
-  Pedestrian/Cycle Link
-  Existing Railway
-  Concept Plan Boundary

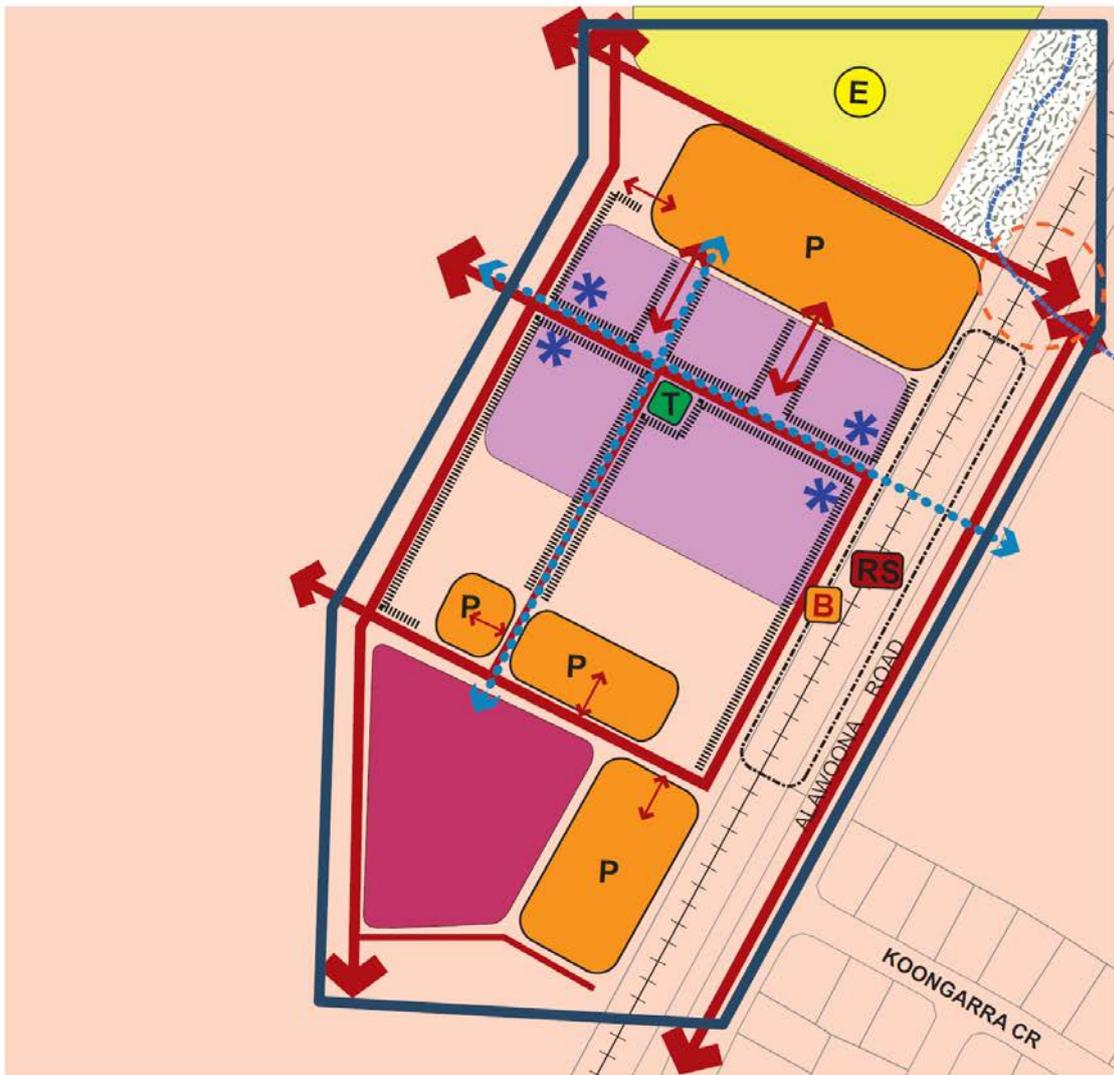


Concept Plan Map PAdE/46

WOOLSTORES POLICY AREA

PORT ADELAIDE ENFIELD COUNCIL

Playford



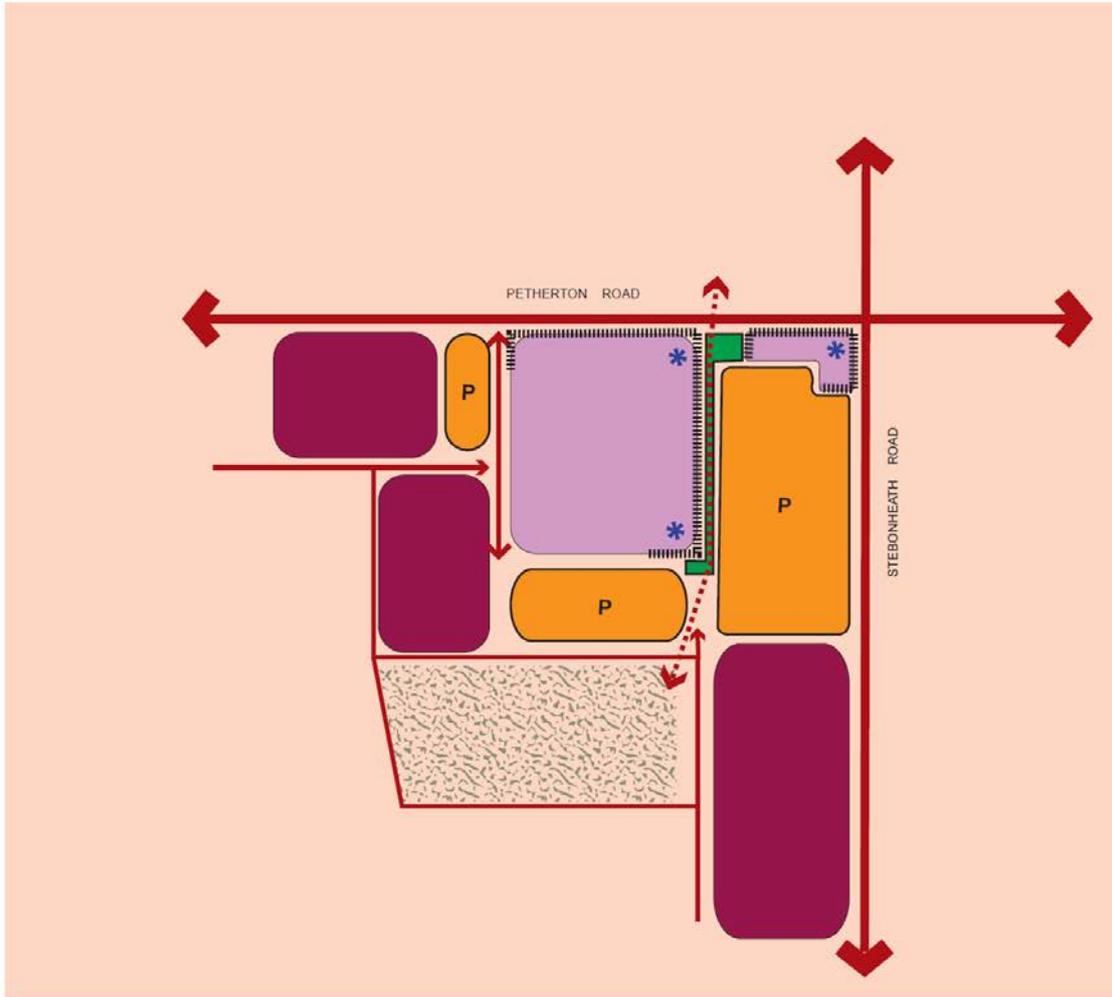
- Concept Plan Boundary
- Public Plaza
- Carparking
- Landmark
- Activated Frontage
- Bus Stop
- Railway Station Precinct
- Main Street Retail
- Supported Accommodation
- Education
- Open Space / Stormwater
- Vehicle Access
- Road
- Lane
- Priority Pedestrian Access
- Treatments required



BLAKEVIEW

Concept Plan Map Play/5 MUNNO PARA STATION NEIGHBOURHOOD ACTIVITY CENTRE

PLAYFORD COUNCIL



-  Concept Plan Boundary
-  Public Plaza
-  Carparking
-  Landmark building
-  Retail Core
-  Medium Density Residential
-  Open Space
-  Vehicle Access
-  Priority Pedestrian Path
-  Road
-  Activated Frontage



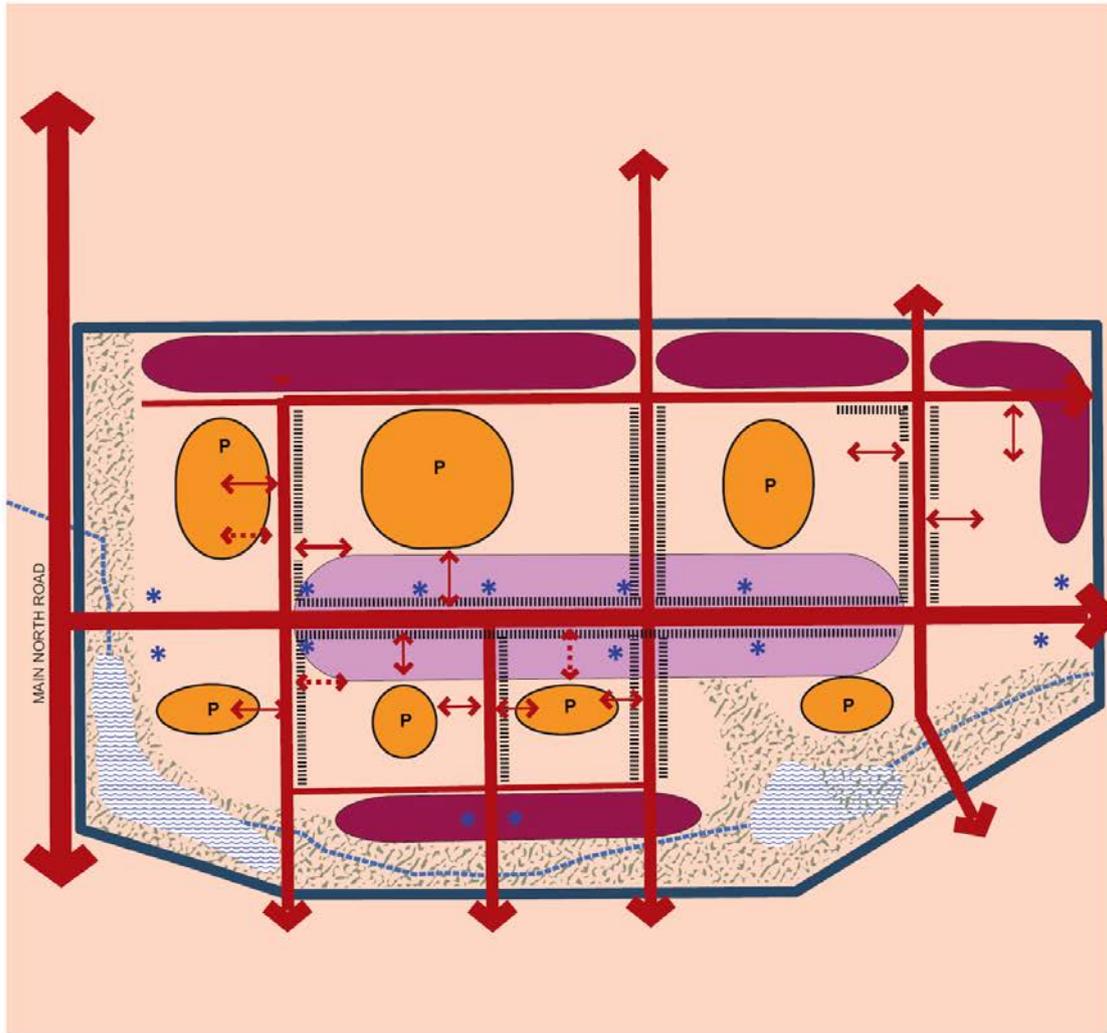
0 Scale 1:2500 125m

ANDREWS FARM

Concept Plan Map Play/6

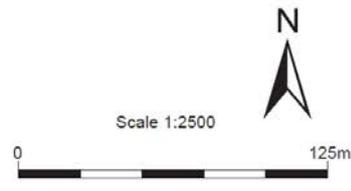
ANDREWS FARM / PENFIELD NEIGHBOURHOOD ACTIVITY CENTRE

PLAYFORD COUNCIL



- Concept Plan Boundary
- Carparking
- Landmark Building
- Activated Frontage
- Main Street Retail
- Medium Density Residential
- Open Space
- Watercourse
- Detention Basin / Wetland

- Vehicle Access
- Arterial Road
- Proposed Road
- Proposed Lane



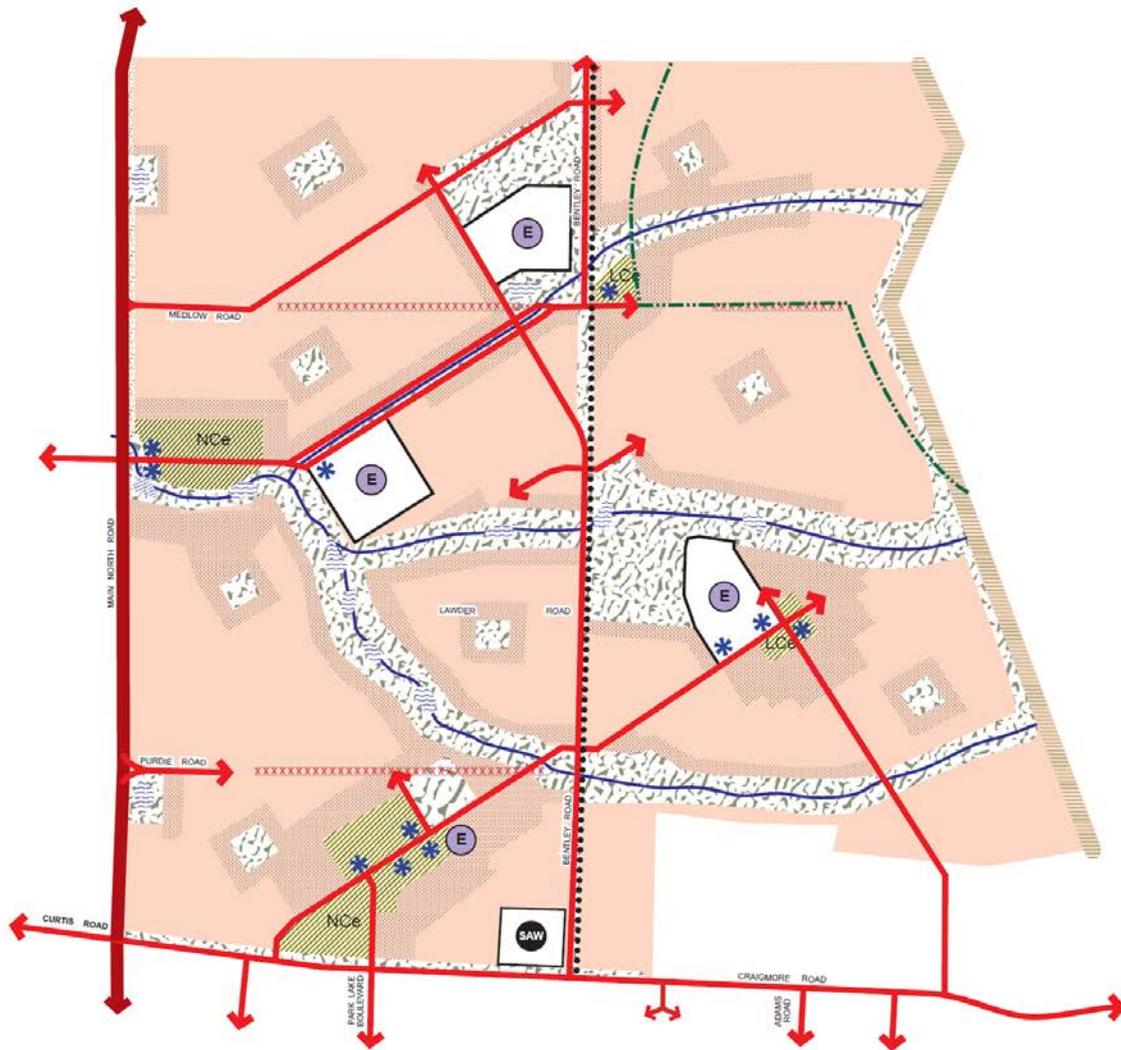
BLAKEVIEW

Concept Plan Map Play/9

BLAKEVIEW (MAIN NORTH ROAD)

NEIGHBOURHOOD ACTIVITY CENTRE

PLAYFORD COUNCIL



-  Arterial Roads
-  Collector Roads
-  Residential
-  Medium Density Residential
-  Neighbourhood and Local Activity Centre
-  Education
-  Proposed SA Water Tank Site
-  Open Space
-  Detention Basin / Wetland
-  Landmark Building
-  Closed Road
-  Barossa Trunk Main
-  Residential / Hills Face Zone Interface
-  Medlow Road Land Fill 500/1000 metre Buffer



0 Scale 1:15 000 750m

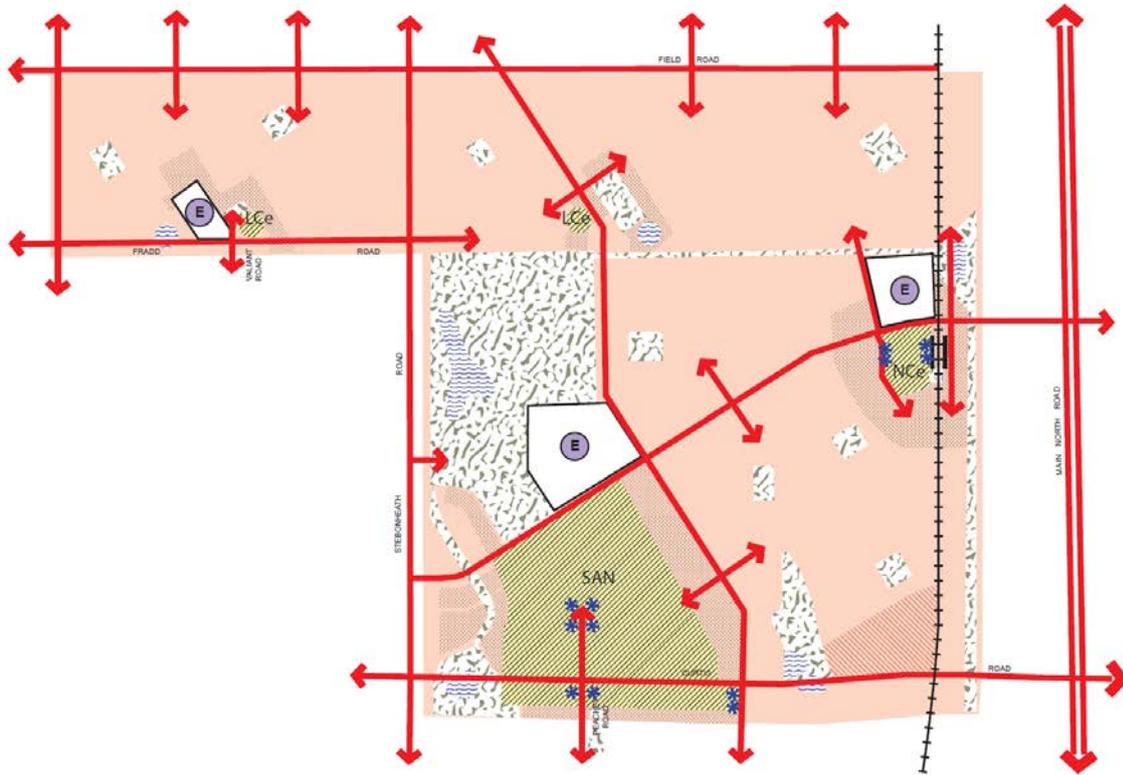
BLAKEVIEW

Concept Plan Map Play/14

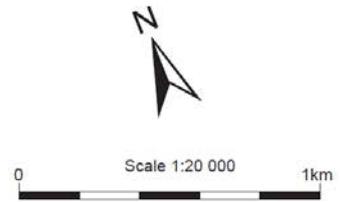
BLAKEVIEW

URBAN GROWTH AREA

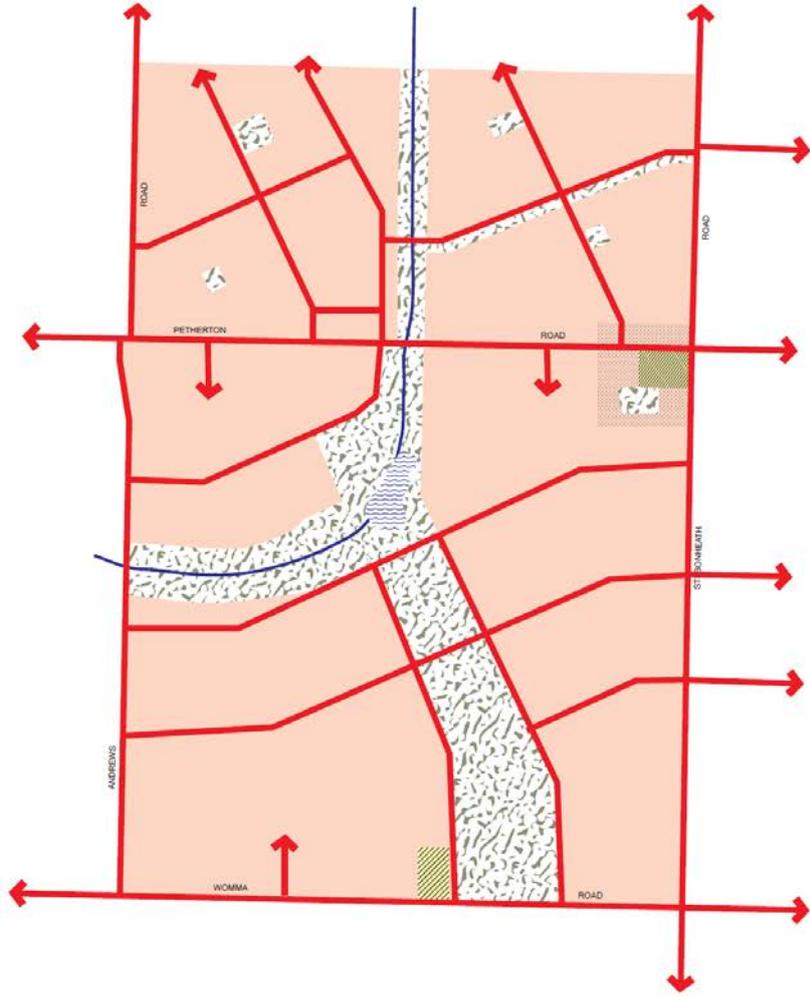
PLAYFORD COUNCIL



-  Arterial Roads
-  Collector Roads
-  Residential
-  Medium Density Residential
-  Suburban Activity Node, Neighbourhood and Local Activity Centre
-  Education
-  Employment
-  Detention Basin / Wetland / Lake
-  Open Space
-  Landmark Building
-  Railway Station



MUNNO PARA
Concept Plan Map Play/16
MUNNO PARA
URBAN GROWTH AREA
 PLAYFORD COUNCIL



-  Collector Roads
-  Residential
-  Medium Density Residential
-  Activity Centre
-  Open Space
-  Lake
-  Watercourse



0 Scale 1:12 500 500m

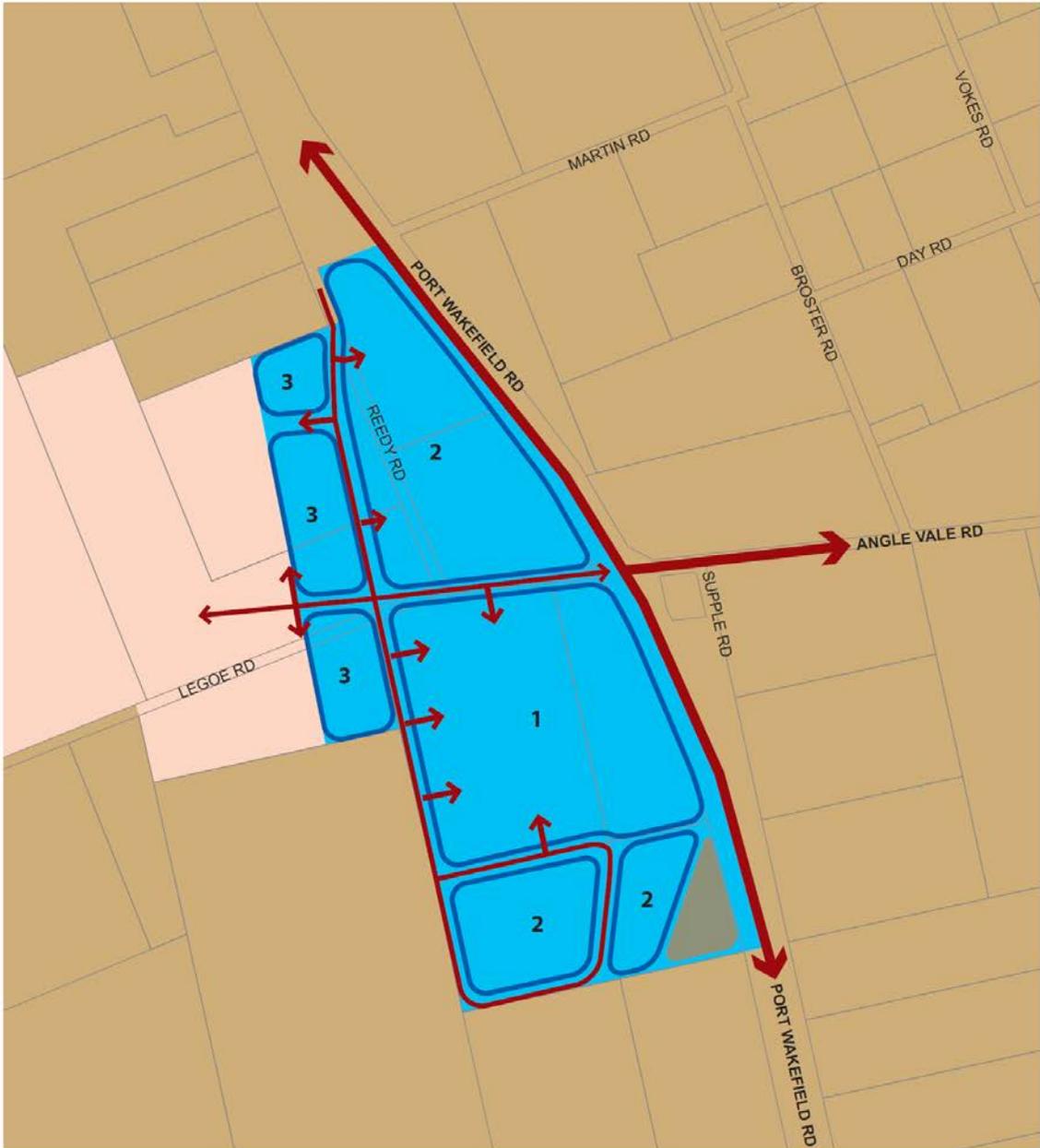
ANDREWS FARM / PENFIELD

Concept Plan Map Play/18

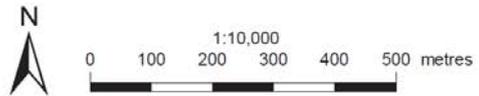
ANDREWS FARM / PENFIELD

URBAN GROWTH AREA

PLAYFORD COUNCIL



-  Arterial Road
-  Major Collector Road
-  Vehicle Access Points
-  Open Space
-  Core Retail Centre
-  Mixed Use / Commercial / Employment
-  Mixed Use Residential
-  Commercial
-  Primary Production / Mining
-  Residential

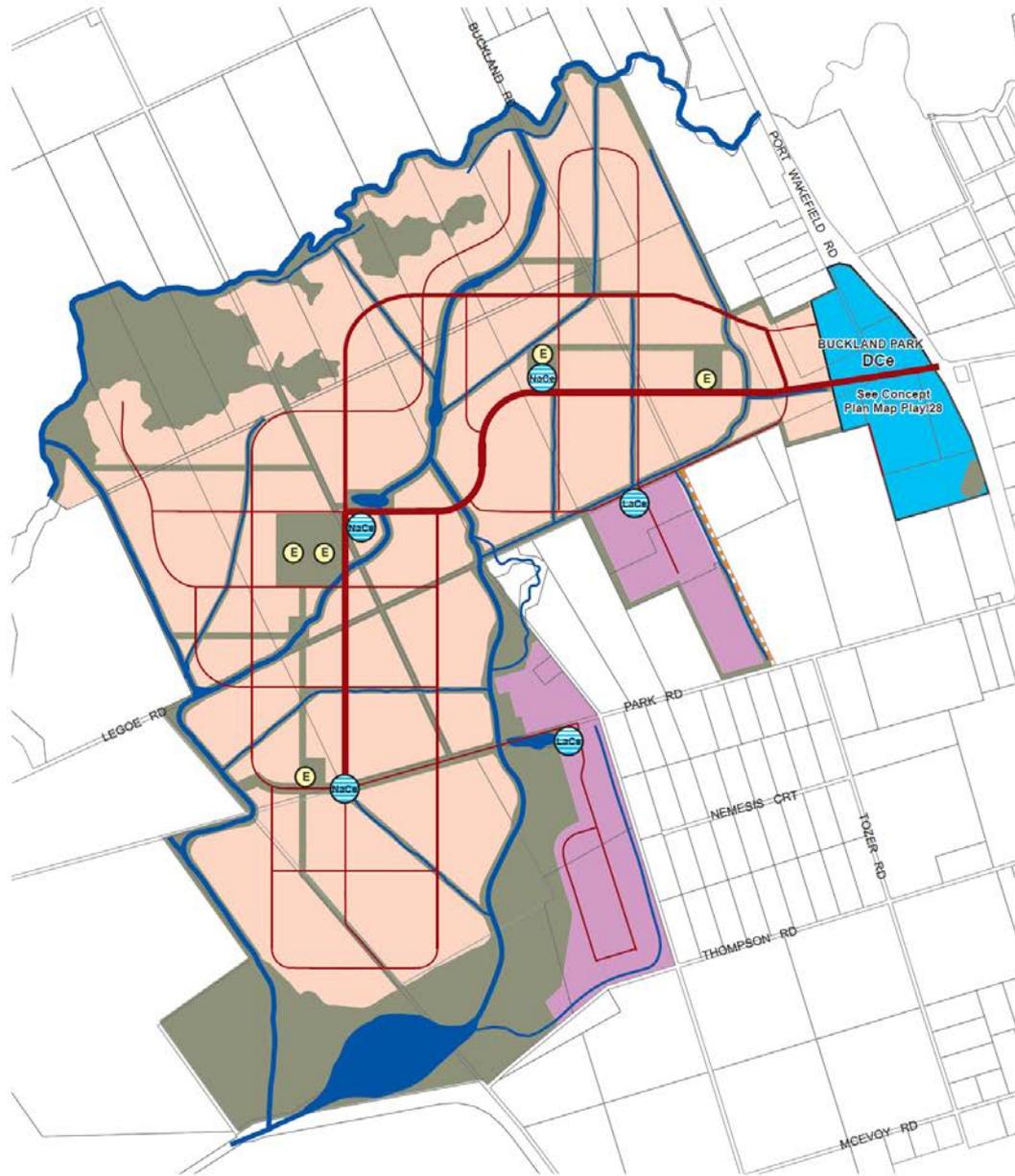


BUCKLAND PARK

Concept Plan Map Play/28

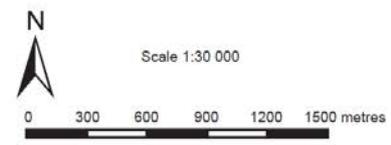
BUCKLAND PARK DISTRICT CENTRE

PLAYFORD COUNCIL



- Major Collector Road
- Collector Road
- Major Local Road
- Emergency Vehicle Access Route
- District Centre
- Neighbourhood Activity Centre
- Local Activity Centre

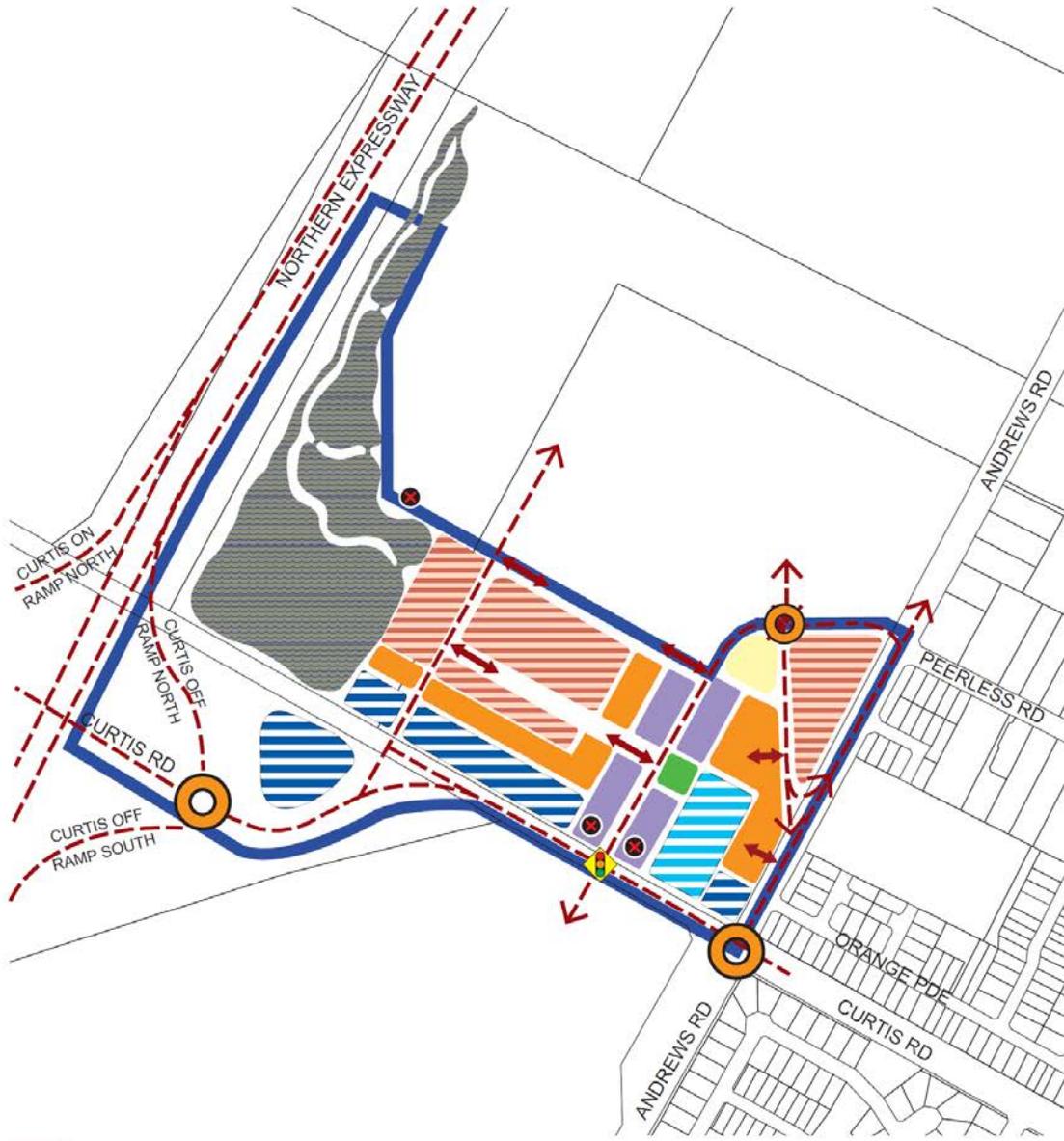
- E School
- Residential
- Employment
- Open Space
- Floodways



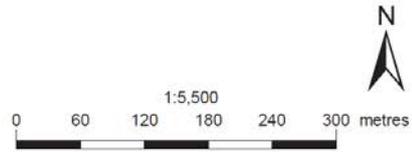
Concept Plan Map Play/29

BUCKLAND PARK

PLAYFORD COUNCIL



- | | | | |
|---|--------------------------------------|---|-----------------------|
|  | Town Square |  | Roads |
|  | Main Street Retail |  | Icon Buildings |
|  | Super Market |  | Traffic Signal |
|  | Retail/Commercial |  | Vehicle Access |
|  | Community Use |  | Concept Plan Boundary |
|  | Open Space | | |
|  | Car Parking | | |
|  | Mixed Use/Medium Density Residential | | |
|  | Storm Detention Basin/Wetland | | |
|  | Intersection Treatment | | |

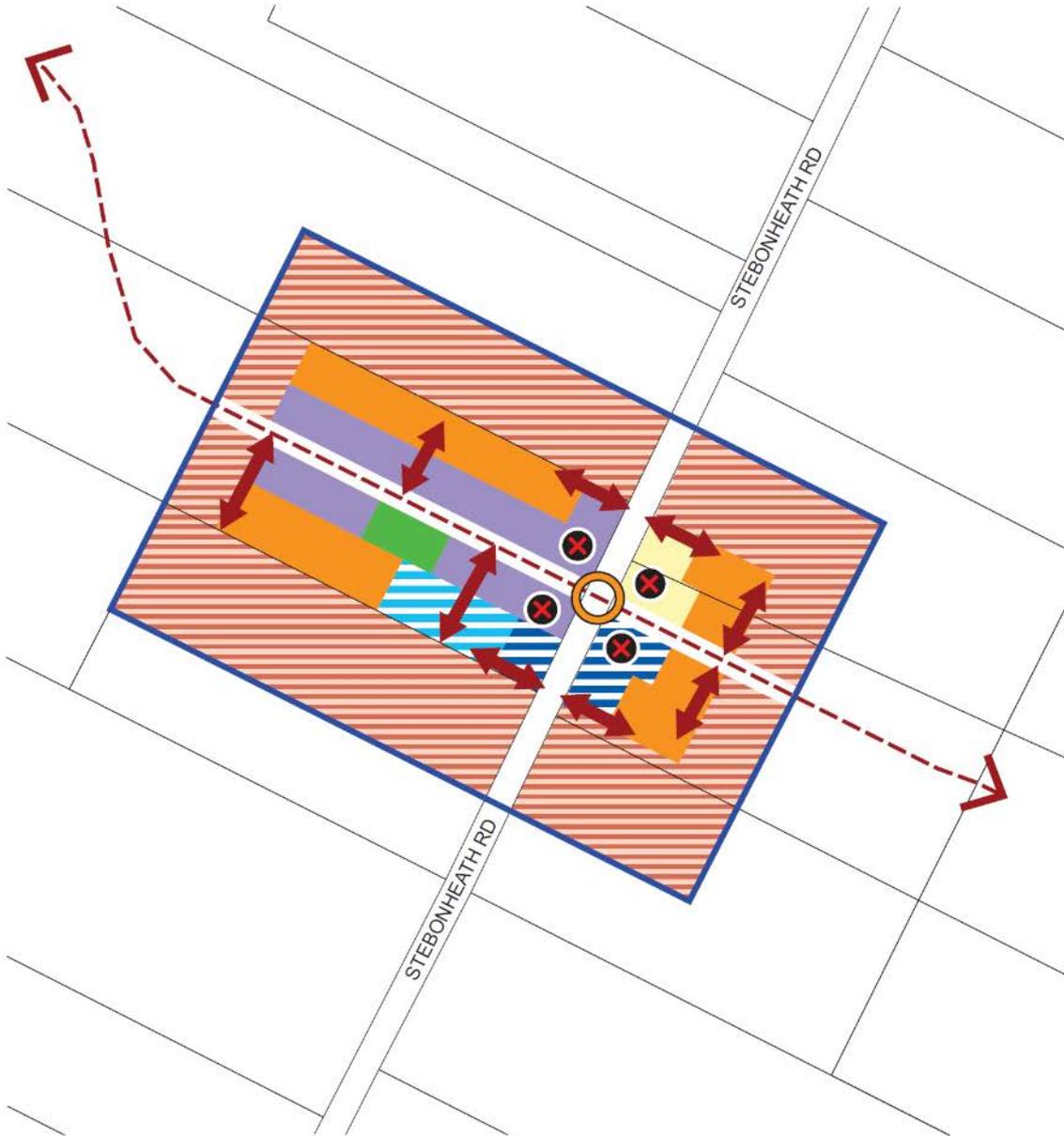


Concept Plan Map Play/34

MUNNO PARA WEST

NEIGHBOURHOOD ACTIVITY CENTRE

PLAYFORD COUNCIL



- Main Street Retail
- Super Market
- Retail/Commercial
- Mixed Use/Medium Density Residential
- Car Parking
- Community Uses
- Town Square
- Intersection treatment
- Icon Buildings
- Roads
- Vehicle Access
- Concept Plan Boundary



Concept Plan Map Play/35

MUNNO PARA DOWNS

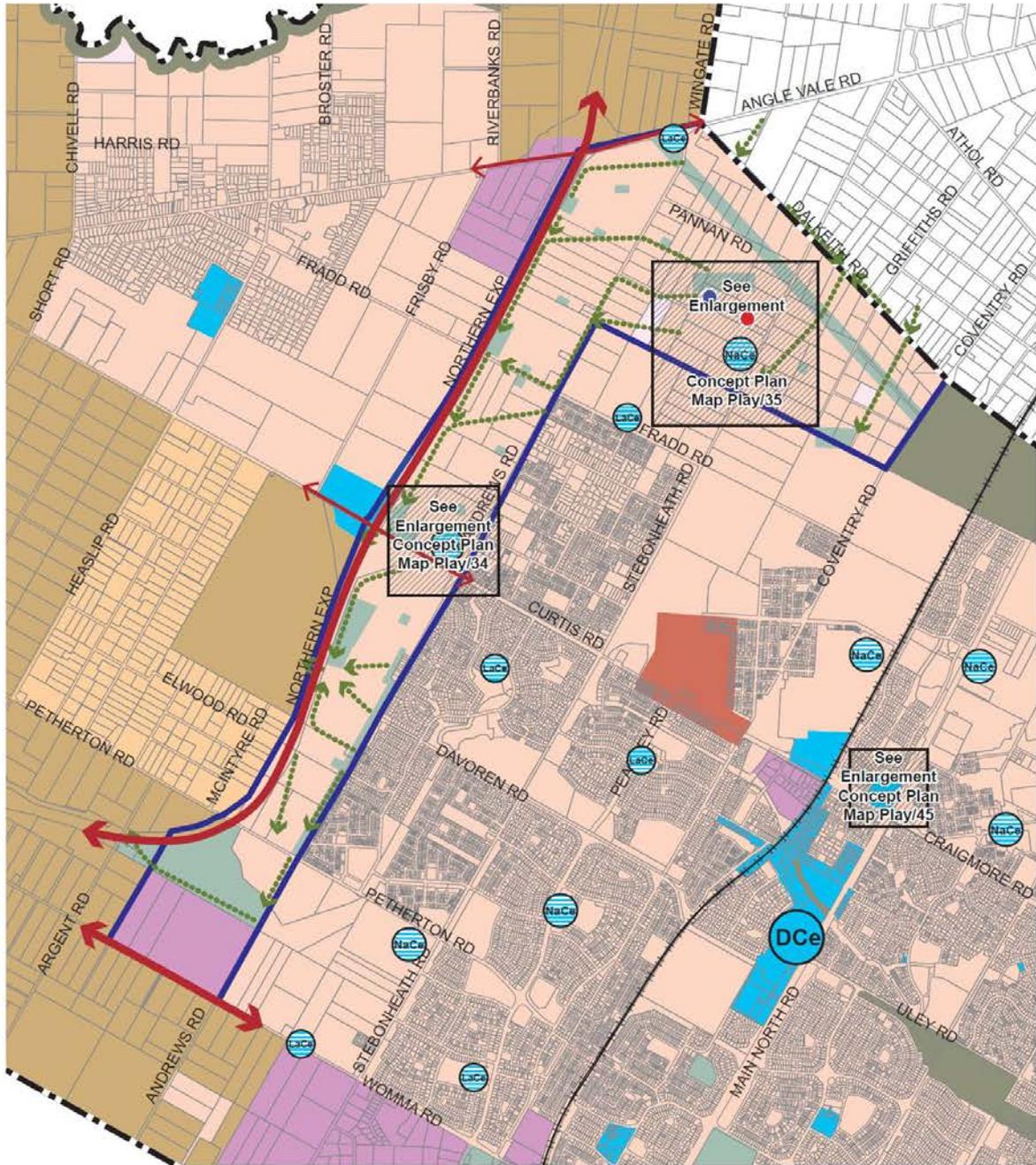
NEIGHBOURHOOD ACTIVITY CENTRE

PLAYFORD COUNCIL

Site Area

- 13 Within the Angle Vale 'existing town area' shown on Concept Plan Map Play/36 - Angle Vale Urban Growth Area, a dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

Dwelling type	Minimum Site area (square metres)	Minimum frontage (metres)
Dwelling where the site or allotment is connected to a sewer or similar waste water disposal scheme	700	15
Dwelling where the site or allotment has an on-site waste water disposal scheme	1800	15



- Suburban Activity Node
- Commercial
- Industrial
- Open Space
- Primary Production
- Recreation
- Residential
- Deferred Urban
- Rural Living
- Major traffic and/or freight route
- Arterial Roads

- DCe District Centre
- NaCe Neighbourhood Activity Centre
- LaCe Local Activity Centre
- Government School
- Non-Government School

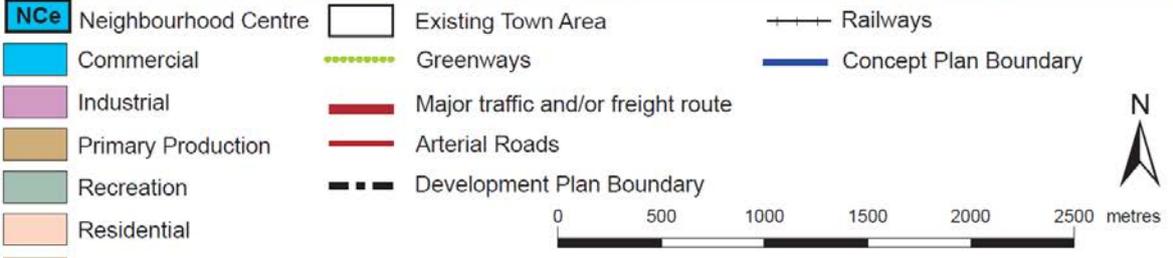
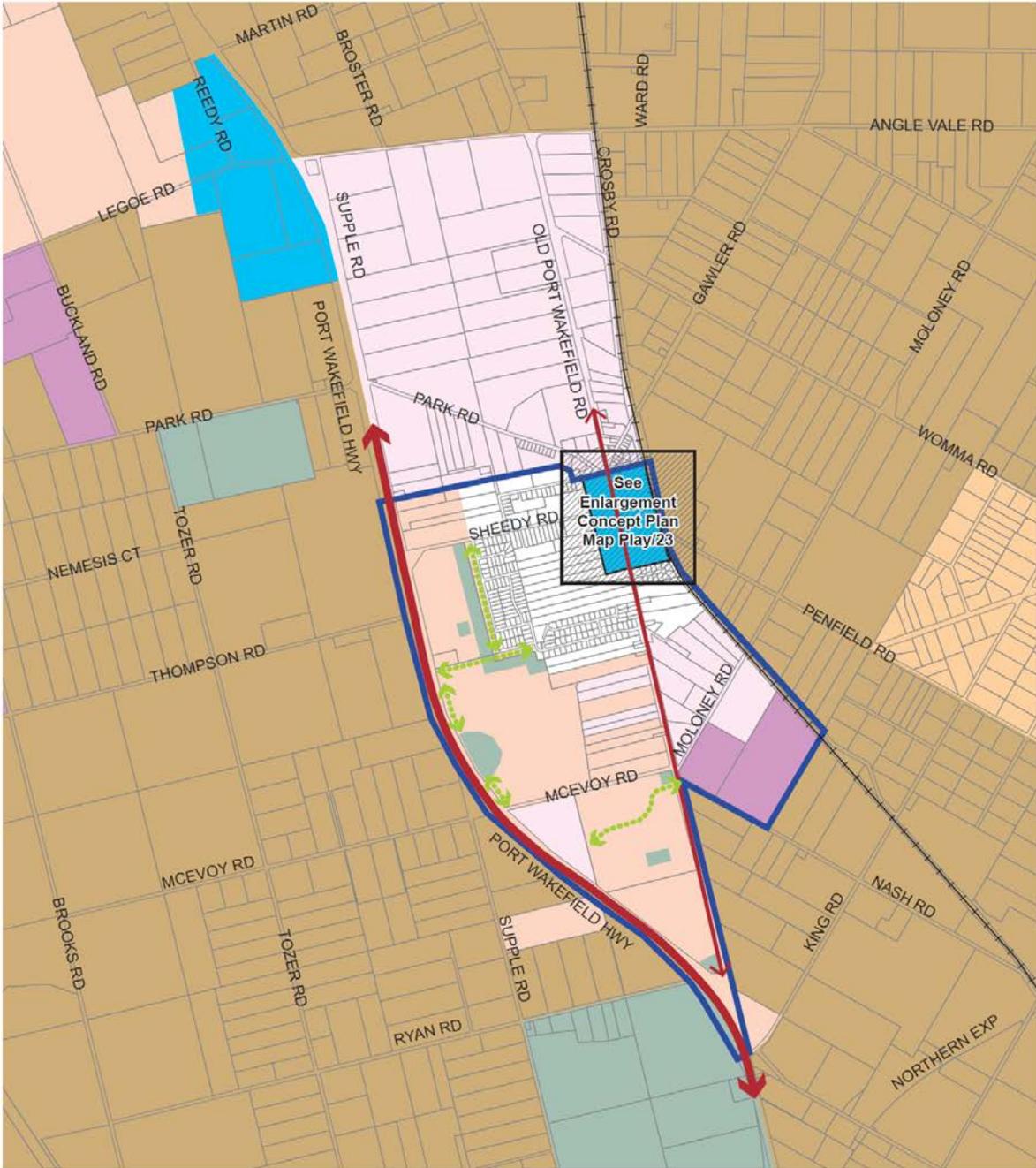
- Greenways
- Railways
- Concept Plan Boundary
- Development Plan Boundary



Concept Plan Map Play/37

PLAYFORD NORTH URBAN GROWTH AREA

PLAYFORD COUNCIL



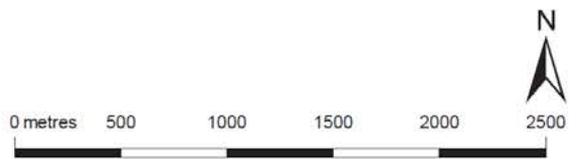
Concept Plan Map Play/38

VIRGINIA URBAN GROWTH AREA

PLAYFORD COUNCIL



- Area not covered by Infrastructure Precinct
- A** Infrastructure Precincts
- Intersection Treatment
- Stormwater Flow
- Stormwater Detention Basin/Wetland
- New Connector/Link Road
- Levee
- Noise Barrier
- Concept Plan Boundary
- Development Plan Boundary



Concept Plan Map Play/39

ANGLE VALE URBAN GROWTH AREA

INFRASTRUCTURE

PLAYFORD COUNCIL

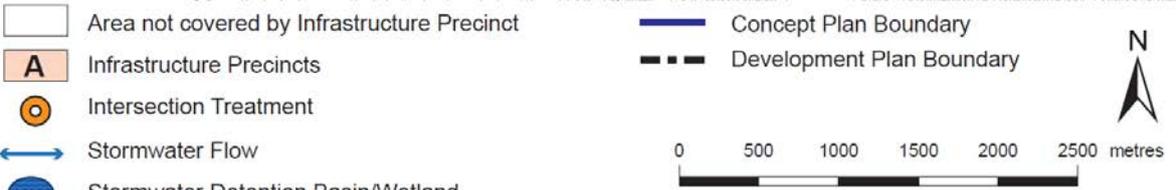
Infrastructure Co-ordination

Development, including land division, within the Angle Vale township growth area should only occur once the infrastructure items identified for the precinct (or a specified part of a precinct) identified on *Concept Plan Map Play/39 - Angle Vale Urban Growth Area Infrastructure* are either provided or a legally binding agreement has been executed for the provision of those infrastructure items in accordance with the following (or alternative infrastructure items that achieve the same outcome have been provided or a legally binding agreement has been executed for the provision of these alternative infrastructure items):

Infrastructure item description

Precinct	Whole precinct requirements	Part precinct requirements
A	<ul style="list-style-type: none"> (a) A continuous levee is constructed that will prevent flooding within the precinct from a breakout from the Gawler River. (b) A new road between Harris Road (at the Bubner Road alignment) and Heaslip Road. (c) The stormwater drainage system connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct. 	-
B	<ul style="list-style-type: none"> (a) A New link road connecting Angle Vale and Heaslip roads. (b) A new road connecting Angle Vale Road to the link road referred to in part (a). (c) The stormwater drainage system connected to a stormwater detention basin / wetland located to the north of the precinct with capacity to accommodate anticipated stormwater volumes generated by development in the precinct. 	-
C	<ul style="list-style-type: none"> (a) A new link road connecting Frisby Road to Heaslip Road at the southern end of the Neighbourhood Centre Zone boundary. (b) The stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct. 	<ul style="list-style-type: none"> (a) For parcels east of Frisby Road, a noise barrier along the Northern Expressway which may be established in sections as follows: <ul style="list-style-type: none"> (i) from Fradd Road and extending north into the southern parts of the adjoining Light Industry Zone (ii) from Fradd Road and extending south into the northern parts of the adjoining Commercial Zone.

Precinct	Whole precinct requirements	Part precinct requirements
D	<ul style="list-style-type: none"> <li data-bbox="384 259 916 371">(a) A new link road connecting Short Road and Heaslip Road at the southern end of the Neighbourhood Centre Zone boundary. <li data-bbox="384 376 916 546">(b) The stormwater drainage system connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct. 	-



Concept Plan Map Play/40

PLAYFORD NORTH URBAN GROWTH AREA INFRASTRUCTURE

PLAYFORD COUNCIL

Development, including land division, within the Playford North Urban Growth Area should only occur once the infrastructure items identified for the precinct (or a specified part of a precinct) identified on *Concept Plan Map Play/40 - Playford North Urban Growth Area Infrastructure* are either provided or a legally binding agreement has been executed for the provision of those infrastructure items in accordance with the following (or alternative infrastructure items that achieve the same outcome have been provided or a legally binding agreement has been executed for the provision of these alternative infrastructure items):

Infrastructure item description

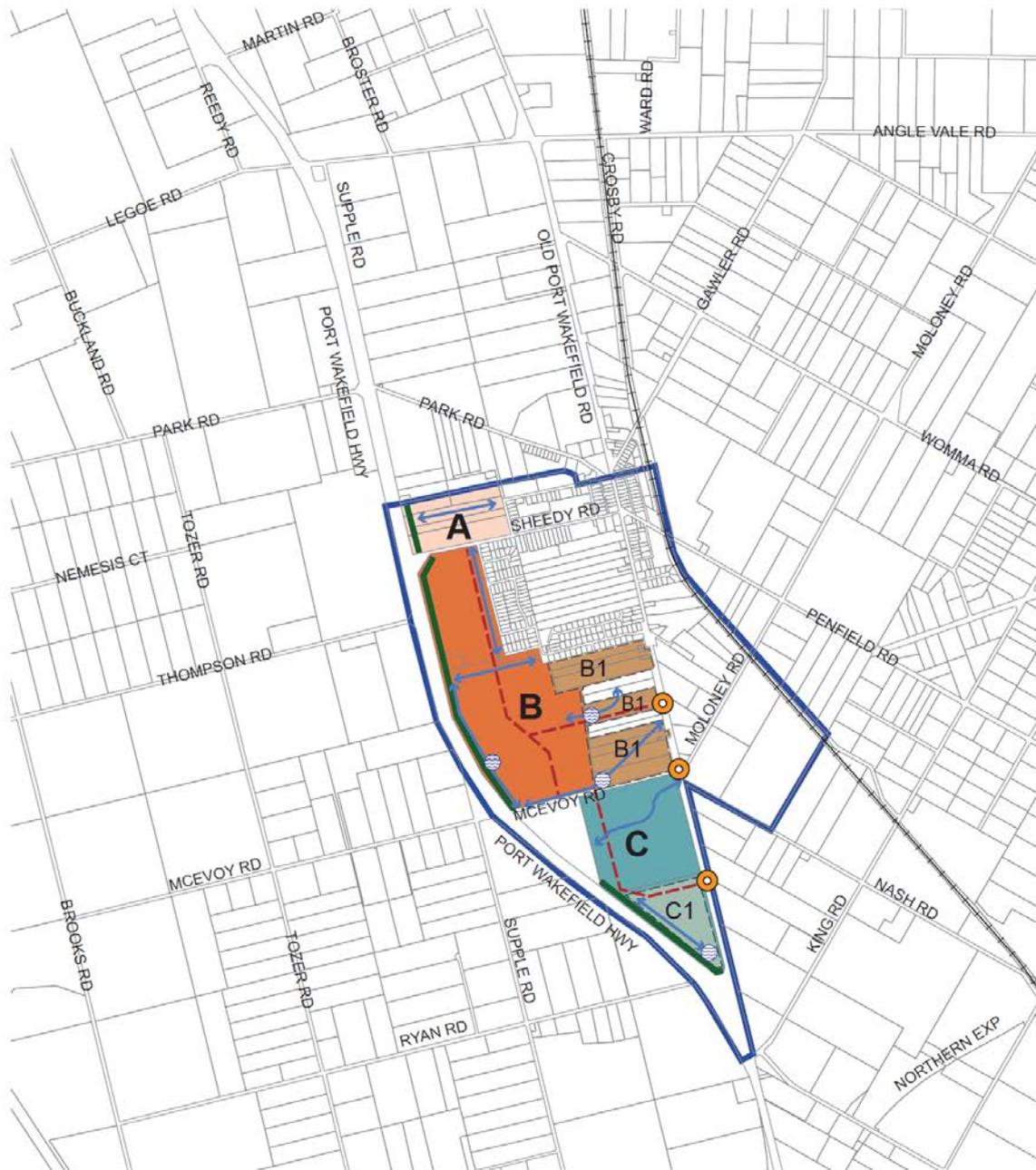
Precinct	Whole precinct requirements	Part precinct requirements
A	(a) The stormwater drainage system connected to an area of open space at the southern end of Moss Road with capacity to accommodate anticipated stormwater volumes generated by development in the precinct.	(a) For parcels west and east of Stebonheath Road: (i) a link road established by extending Hatcher Road and De Mannu Road (ii) provision for one new southbound road from the link road referred to in part (i) that provide vehicular access to areas south of the precinct.
B	(a) The stormwater drainage channels connected to two stormwater detention basins / wetlands with capacity to accommodate anticipated stormwater volumes generated by development in the precinct.	(a) For parcels west of Andrews Road, a noise barrier along the Northern Expressway. (b) For parcels east of Andrews Road the provision for one new southbound road from the link road referred to in part (i) of (a) to provide vehicular access to areas south of the precinct.
C	(a) The stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct. (b) A noise barrier along the Northern Expressway.	-
D	(a) A noise barrier along the Northern Expressway. (b) The stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct.	(a) In the area between Curtis Road and the Davoren Road alignment, the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in this part of the precinct.

Precinct	Whole precinct requirements	Part precinct requirements
E	(a) Stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct.	(a) In the area between the Discovery Way alignment and Petherton Road, the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in this part of the precinct.

Infrastructure Co-ordination

- 14 Development, including land division, should only occur once the infrastructure items identified for the precinct (or a specified part of the precinct) identified on Concept Plan Map Play/40 - Playford North Urban Growth Area Infrastructure are either provided or a legally binding agreement has been executed for the provision of those infrastructure items in accordance with the following (or alternative infrastructure items that achieve the same outcome have been provided or a legally binding agreement has been executed for the provision of these alternative infrastructure items):

Precinct	Infrastructure item description - whole precinct requirements	Infrastructure item description - part precinct requirements
F	(a) stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the precinct.	



- Area not covered by Infrastructure Precinct
- C** Infrastructure Precincts
- C1** Sub Precinct
- Intersection Treatment
- Stormwater Detention Basin/Wetland
- Stormwater Flow
- New Connector/Link Road
- Noise Barrier
- Concept Plan Boundary
- Development Plan Boundary

++++ Railways



Concept Plan Map Play/41

VIRGINIA URBAN GROWTH AREA

INFRASTRUCTURE

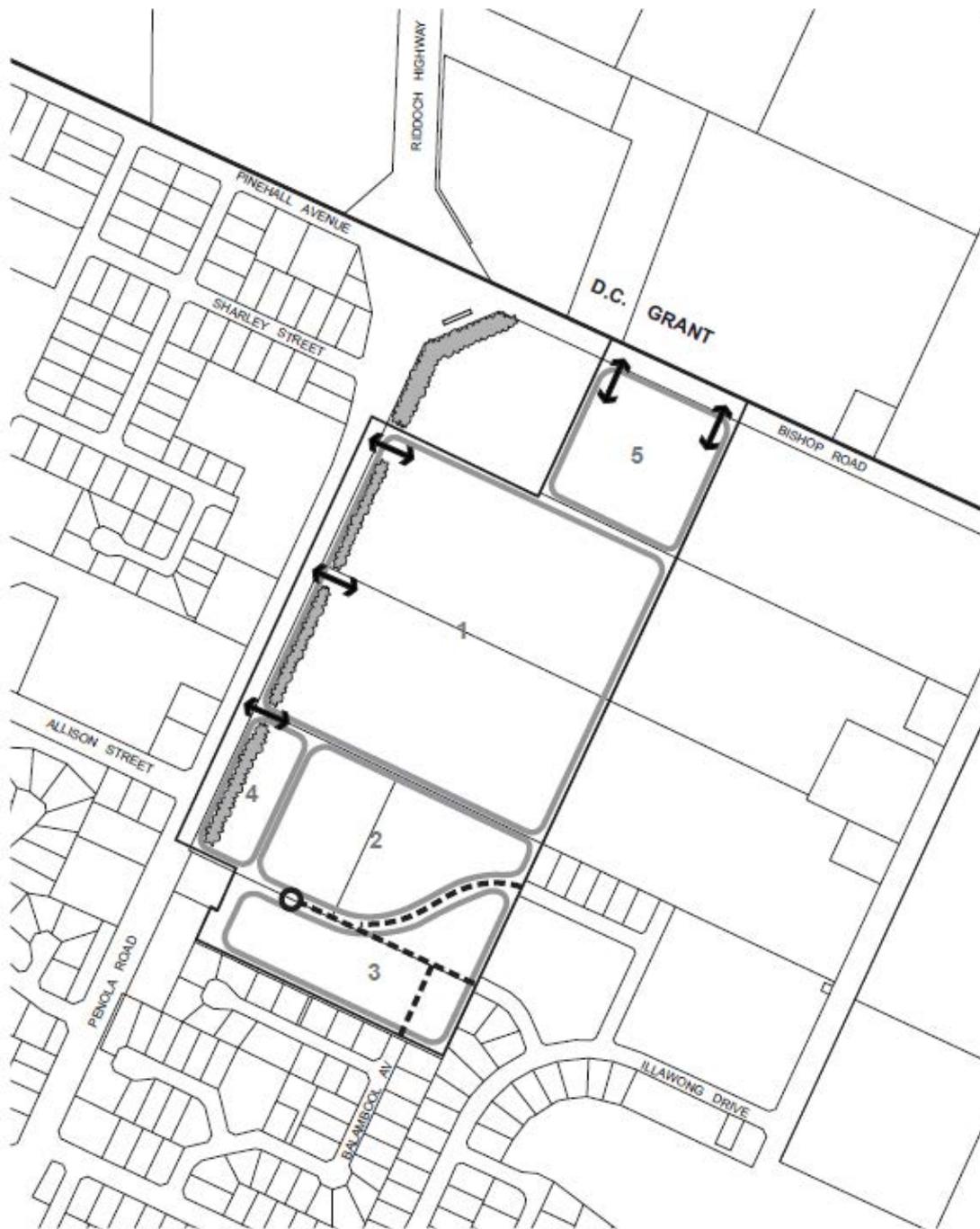
PLAYFORD COUNCIL

- 15 Development, including land division, within the Virginia growth area should only occur once the infrastructure items identified for the precinct (or a specified part of a precinct) identified on Concept Plan Map Play/41 - Virginia Urban Growth Area Infrastructure are either provided or a legally binding agreement has been executed for the provision of those infrastructure items in accordance with the following (or alternative infrastructure items that achieve the same outcome have been provided or a legally binding agreement has been executed for the provision of these alternative infrastructure items):

Infrastructure item description

Precinct	Whole precinct requirements	Part precinct requirements
A	<ul style="list-style-type: none"> (a) The stormwater drainage system connected to an area of open space at the western side of the precinct with capacity to accommodate anticipated stormwater volumes generated by development in the precinct. (b) A noise barrier along the Port Wakefield Highway. 	-
B	<ul style="list-style-type: none"> (a) A new road connecting the Sheedy Road / McEvoy Road link road to Old Port Wakefield Road. 	<ul style="list-style-type: none"> (a) Outside Area B1: <ul style="list-style-type: none"> (i) a new link road between Sheedy Road and McEvoy Road (ii) the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in this portion of the precinct (iii) a noise barrier along the Port Wakefield Highway (b) In Area B1, stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the catchment.
C	<ul style="list-style-type: none"> (a) A new road connecting McEvoy Road and Old Port Wakefield Road, with provision for a roundabout at the junction with Port Wakefield Road. (b) A noise barrier along the Port Wakefield Highway. 	<ul style="list-style-type: none"> (a) In Area C1, the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the catchment. (b) Outside Area C1, the stormwater drainage channels connected to a stormwater detention basin / wetland with capacity to accommodate anticipated stormwater volumes generated by development in the catchment.

Mount Gambier



- Precinct Boundary
- ▨ Landscape Buffer
- ↔ Vehicle Access
- ▬ Local Road Extension
- Concept Plan Boundary
- ▤ Entry Statement
- 1 Retail Core
- 2 Interface
- 3 Residential
- 4 Highway Services
- 5 Commercial



**MOUNT GAMBIER (CITY)
NORTHERN GATEWAY
CONCEPT PLAN
FIGURE DCe/1**

Part 6.4 Minimum Allotment Sizes

Minimum lot size for a residential flat building is 300 sqm
Minimum lot size for a group dwelling is 300 sqm
Minimum lot size is 81 sqm
Minimum lot size for a detached dwelling is 100 sqm; semi-detached dwelling is 100 sqm; row dwelling is 100 sqm; group dwelling is 100 sqm; residential flat building is 100 sqm
Minimum lot size is 120 sqm
Minimum lot size for a detached dwelling is 120 sqm; semi-detached dwelling is 120 sqm; row dwelling is 120 sqm; group dwelling is 120 sqm; residential flat building is 120 sqm
Minimum lot size is 150 sqm
Minimum lot size for a detached dwelling is 150 sqm; semi-detached dwelling is 150 sqm
Minimum lot size is 200 sqm
Minimum lot size is 250 sqm
Minimum lot size is 300 sqm
Minimum lot size for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 200 sqm
Minimum lot size for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm
Minimum lot size for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; group dwelling is 300 sqm
Minimum lot size for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 200 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm
Minimum lot size for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm
Minimum lot size for a detached dwelling is 300 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm
Minimum lot size is 350 sqm
Minimum lot size for a detached dwelling is 350 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm
Minimum lot size for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm
Minimum lot size for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm
Minimum lot size for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 450 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm
Minimum lot size is 400 sqm
Minimum lot size for a detached dwelling is 400 sqm; semi-detached dwelling is 250 sqm; row dwelling is 350 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm
Minimum lot size for a detached dwelling is 400 sqm; semi-detached dwelling is 400 sqm
Minimum lot size for a detached dwelling is 420 sqm; semi-detached dwelling is 375 sqm
Minimum lot size for a detached dwelling is 420 sqm; semi-detached dwelling is 420 sqm
Minimum lot size is 450 sqm
Minimum lot size for a detached dwelling is 450 sqm; semi-detached dwelling is 250 sqm; row dwelling is 250 sqm; group dwelling is 350 sqm; residential flat building is 250 sqm
Minimum lot size for a detached dwelling is 450 sqm; semi-detached dwelling is 270 sqm; row dwelling is 300 sqm; group dwelling is 250 sqm; residential flat building is 250 sqm
Minimum lot size for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm
Minimum lot size for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 350 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm

Minimum lot size for a detached dwelling is 750 sqm; semi-detached dwelling is 600 sqm
Minimum lot size for a detached dwelling is 750 sqm; semi-detached dwelling is 750 sqm; row dwelling is 750 sqm; group dwelling is 750 sqm; residential flat building is 750 sqm
Minimum lot size is 800 sqm
Minimum lot size for a detached dwelling is 800 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 250 sqm
Minimum lot size for a detached dwelling is 800 sqm; semi-detached dwelling is 500 sqm; row dwelling is 500 sqm; group dwelling is 500 sqm; residential flat building is 500 sqm
Minimum lot size is 900 sqm
Minimum lot size for a detached dwelling is 900 sqm; group dwelling is 300 sqm
Minimum lot size for a detached dwelling is 900 sqm; semi-detached dwelling is 900 sqm; group dwelling is 900 sqm
Minimum lot size is 1000 sqm
Minimum lot size for a detached dwelling is 1000 sqm; semi-detached dwelling is 600 sqm; row dwelling is 400 sqm; group dwelling is 500 sqm
Minimum lot size for a detached dwelling is 1000 sqm; semi-detached dwelling is 600 sqm; row dwelling is 450 sqm; group dwelling is 1200 sqm; residential flat building is 450 sqm
Minimum lot size for a detached dwelling is 1000 sqm; semi-detached dwelling is 850 sqm
Minimum lot size is 1200 sqm
Minimum lot size is 1300 sqm
Minimum lot size is 1500 sqm
Minimum lot size is 1800 sqm
Minimum lot size for a detached dwelling is 1860 sqm; semi-detached dwelling is 1860 sqm
Minimum lot size is 2000 sqm
Minimum lot size is 2500 sqm
Minimum lot size is 2800 sqm
Minimum lot size is 3000 sqm
Minimum lot size is 4000 sqm
Minimum lot size is 5000 sqm
Minimum lot size is 7500 sqm
Minimum lot size is 8000 sqm
Minimum lot size is 10000 sqm
Minimum lot size is 12000 sqm
Minimum lot size is 15000 sqm
Minimum lot size is 20000 sqm
Minimum lot size for a detached dwelling is 20000 sqm; residential flat building is 300 sqm
Minimum lot size is 25000 sqm
Minimum lot size is 30000 sqm
Minimum lot size is 40000 sqm
Minimum lot size is 50000 sqm
Minimum lot size is 70000 sqm
Minimum lot size is 80000 sqm
Minimum lot size is 100000 sqm
Minimum lot size is 120000 sqm
Minimum lot size is 160000 sqm
Minimum lot size is 200000 sqm
Minimum lot size is 250000 sqm
Minimum lot size is 300000 sqm
Minimum lot size is 330000 sqm

Minimum lot size is 400000 sqm
Minimum lot size is 1000000 sqm
Minimum lot size is 2000000 sqm
Minimum lot size is 4000000 sqm
Minimum lot size is 9000000 sqm

Part 6.5 Minimum Allotment Frontage Sizes

Minimum Allotment Frontage
Minimum frontage for a residential flat building is 15m
Minimum frontage for a group dwelling is 15m
Minimum frontage for a detached dwelling is 10m
Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m
Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 7m
Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 9m; row dwelling is 6m; group dwelling is 10m; residential flat building is 10m
Minimum frontage for a detached dwelling is 11m; semi-detached dwelling is 11m; row dwelling is 8m
Minimum frontage for a detached dwelling is 12m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 12m; residential flat building is 12m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; group dwelling is 20m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 25m; residential flat building is 25m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; row dwelling is 12m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; row dwelling is 12m; group dwelling is 12m; residential flat building is 12m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 8m; row dwelling is 8m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; row dwelling is 18m; group dwelling is 18m; residential flat building is 18m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 20m; residential flat building is 20m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 6m; residential flat building is 6m
Minimum frontage for a detached dwelling is 13m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m
Minimum frontage for a detached dwelling is 14m
Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 10m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m
Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m
Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 12m; group dwelling is 14m

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 8m; group dwelling is 18m; residential flat building is 8m
Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 20m; residential flat building is 20m
Minimum frontage for a detached dwelling is 17m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 18m
Minimum frontage for a detached dwelling is 18m
Minimum frontage for a detached dwelling is 18m; row dwelling is 7m; group dwelling is 24m; residential flat building is 15m
Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 24m; residential flat building is 20m
Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 15m; row dwelling is 10m; group dwelling is 20m
Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 18m
Minimum frontage for a detached dwelling is 20m
Minimum frontage for a detached dwelling is 20m; semi-detached dwelling is 18m
Minimum frontage for a detached dwelling is 21m
Minimum frontage for a detached dwelling is 23m
Minimum frontage for a detached dwelling is 24m; semi-detached dwelling is 24m
Minimum frontage for a detached dwelling is 25m
Minimum frontage for a detached dwelling is 25m; semi-detached dwelling is 20m; row dwelling is 20m; group dwelling is 20m; residential flat building is 20m
Minimum frontage for a detached dwelling is 30m
Minimum frontage for a detached dwelling is 40m
Minimum frontage for a detached dwelling is 5m; semi-detached dwelling is 5m; group dwelling is 5m
Minimum frontage for a detached dwelling is 50m
Minimum frontage for a detached dwelling is 6m; semi-detached dwelling is 6m; row dwelling is 6m; group dwelling is 6m
Minimum frontage for a detached dwelling is 6m; semi-detached dwelling is 6m; row dwelling is 6m; group dwelling is 6m; residential flat building is 6m
Minimum frontage for a detached dwelling is 85m
Minimum frontage for a detached dwelling is 9m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 7.5m; row dwelling is 7.5m; group dwelling is 14m; residential flat building is 14m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 8m; row dwelling is 8m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; group dwelling is 15m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 15m; group dwelling is 15m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 7m; group dwelling is 15m; residential flat building is 15m
Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m

Part 6.6 Building Heights (Metres)

Maximum Building Height (Metres)	
	10
	11.5
	12
	12.5
	13.5
	15
	18
	18.5
	22
	25
	25.5
	29
	3
	36
	4
	4.5
	5.6
	5.7
	6
	6.5
	8
	8.5
	9

Part 6.7 Building Heights (Levels)

Minimum Building Height (Levels)	
	1
	2
	3
	5
	4

Maximum Building Height (Levels)	
	1
	2
	3
	4
	5
	6

7
8
10
12

Part 6.8 Coastal Flooding Site and Floor Level

Coastal Flooding Site and Floor Level
Stansbury - Minimum building site level 2.65m; Minimum building floor level 2.9m
Edithburgh - Minimum building site level 2.7m; Minimum building floor level 2.95m
Foul Bay - Minimum building site level 2.9m; Minimum building floor level 3.15m
Marion Bay - Minimum building site level 2.9m; Minimum building floor level 3.15m
Sultana Point - Minimum building site level 2.9m; Minimum building floor level 3.15m
Chinamans Well - Minimum building site level 2.95m; Minimum building floor level 3.2m
Point Turton - Minimum building site level 3.05m; Minimum building floor level 3.3m
Point Souttar - Minimum building site level 3.15m; Minimum building floor level 3.4m
Sheoak Flat - Minimum building site level 3.2m; Minimum building floor level 3.45m
Corny Point - Minimum building site level 3.25m; Minimum building floor level 3.5m
Balgowan - Minimum building site level 3.35m; Minimum building floor level 3.6m
Price - Minimum building site level 3.4m; Minimum building floor level 3.65m
The Dipper - Minimum building site level 3.4m; Minimum building floor level 3.65m
Port Julia - Minimum building site level 3.45m; Minimum building floor level 3.7m
Black Point - Minimum building site level 3.55m; Minimum building floor level 3.8m
Hardwicke Bay - Minimum building site level 3.55m; Minimum building floor level 3.8m
Tiddy Widdy Beach - Minimum building site level 3.55m; Minimum building floor level 3.8m
Rogues Point - Minimum building site level 3.6m; Minimum building floor level 3.85m
Port Clinton - Minimum building site level 3.7m; Minimum building floor level 3.95m
Bluff Beach - Minimum building site level 3.75m; Minimum building floor level 4m
Port Rickaby - Minimum building site level 3.8m; Minimum building floor level 4.05m

Part 7 – Land Use Definitions

Land Use Terms

The following table lists terms which may be used in this Planning and Design Code in relation to the use of land.

Meaning of Terms

A term listed in Column A has the meaning set out beside that term in Column B.

Inclusions and Exclusions

Land uses and activities set out in Column C are to be taken as being **included** in the meaning of the land use term set out in Column A.

Land uses and activities set out in Column D are to be taken as being **excluded** from the meaning of the land use term set out in Column A.

In the event of any inconsistency Column D prevails over Column C.

Ancillary and Subordinate

Unless stated to the contrary, a term set out in the following table which purports to define a form of land use will be taken to include a use which is ancillary and subordinate to that defined use.

No Definition

A term not defined in the following table will have its ordinary meaning unless the term is defined in the *Planning, Development and Infrastructure Act 2016* or its Regulations (or any relevant practice direction or practice guideline issued by the State Planning Commission) in which case that meaning will apply.

Land Use Definitions Table LUD

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Agricultural building	Means a building used wholly or partly for purposes associated with farming, commercial forestry or horticulture, or to support the operations of that use, but is not used wholly or partly for the processing or packaging of commodities.	Farm shed; Horticultural shed; Hay shed; Implement shed; Pump shed.	Dairy; Dwelling; Industry; Intensive animal husbandry; Office; Outbuilding; Shop.
Ancillary accommodation	Means accommodation that: (a) is located on the same allotment as an existing dwelling; (b) contains no more than 1 bedroom or room or area capable of being used as a bedroom; and (c) is subordinate to and shares the same utilities of the existing dwelling.		
Animal keeping	Means the boarding (short or long term), keeping, breeding or training of animals, except horses and/or commercially kept livestock.	Dog kennelling Catteries	Aquaculture; Farming; Horse keeping; Intensive animal husbandry; Low intensity animal husbandry.
Aquaculture	Has the same meaning as in the <i>Aquaculture Act 2001</i> .		Intensive animal husbandry.
Automotive collision repair	Means repairs to motor vehicles involving structural repairs, panel beating, replacement of vehicle body parts or spray painting.		Motor repair station
Bulky goods outlet	Means premises used primarily for the sale, rental, display or offer by retail of goods, other than foodstuffs, clothing, footwear or personal effects goods, unless the sale, rental, display or offer by retail of the foodstuffs, clothing, footwear or personal effects goods is incidental to the		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<p>sale, rental, display or offer by retail of other goods.</p> <p>Examples— The following are examples of goods that may be available or on display at bulky goods outlets:</p> <ul style="list-style-type: none"> (a) automotive parts and accessories; (b) furniture; (c) floor coverings; (d) window coverings; (e) appliances or electronic equipment; (f) home entertainment goods; (g) lighting and electric light fittings; (h) curtains and fabric; (i) bedding and manchester; (j) party supplies; (k) animal and pet supplies; (l) camping and outdoor recreation supplies; (m) hardware; (n) garden plants (primarily in an indoor setting); (o) office equipment and stationery supplies; (p) baby equipment and accessories; (q) sporting, fitness and recreational equipment and accessories; (r) homewares; (s) children's play equipment. 		
Caravan and tourist park	Means land used to provide short-term accommodation in caravans, recreational vehicles (RVs) cabins, tents		Residential park

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	and other similar demountable forms of shelter in a managed setting.		
Commercial forestry	Means the practice of planting, managing, and caring for forests that are to be harvested (or intended to be harvested) or used for commercial purposes (including through the commercial exploitation of the carbon absorption capacity of the forest).		
Consulting room	Means a building or part of a building (not being a hospital) used in the practice of a profession by a medical, veterinary or dental practitioner, or a practitioner in any curative science, in the provision of medical services, mental, moral or family guidance, but does not involve any overnight accommodation other than for animals that are recovering from treatment or in for observation as part of a veterinary practice.		
Cropping	Means propagating, cultivating and/or harvesting of grains, cereals, oilseeds, lupins, legumes, hops, hemp, hay, lucerne or other similar plants or plant products for commercial production.		Commercial forestry; Horticulture; Mushroom production.
Dairy	Means a building or part of a building used for all or any of the operations of commercial milk production (whether mechanical or otherwise) and includes a milking shed, milk room, wash room or engine room.		
Detached dwelling	Means a detached building comprising 1 dwelling on a site that is held exclusively with that dwelling and has a		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	frontage to a public road, or to a road proposed in a plan of land division that is the subject of a current development authorisation.		
Dwelling	Means a building or part of a building used as a self-contained residence.		
Educational establishment	Means a primary school, secondary school, reception to year 12 school, college, university or technical institute, and includes an associated pre-school or institution for the care and maintenance of children.		
Electricity substation	<p>Means—</p> <p>(a) works for the conversion, transformation or control of electricity by 1 or more transformers, or by any switchgear or other equipment; or</p> <p>(b) any equipment, building, structure or other works ancillary to or associated with works referred to in paragraph (a), other than any such works—</p> <p>(i) that are mounted on a pole; or</p> <p>(ii) that are wholly enclosed in a weather-proof enclosure not exceeding 8.5m³; or</p> <p>(iii) that are incidental to any lawful use of the land which the works are situated.</p>		
Farming	Means cropping, grazing or low intensity animal husbandry.	Cropping; Grazing;	Animal keeping; Commercial forestry; Horse keeping;

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
		Low intensity animal husbandry.	Horticulture; Intensive animal husbandry; Mushroom production.
Fuel depot	Means land used primarily for the storage of petrol, gas, oils or other petroleum products and within or upon which no retail trade is conducted.		
General industry	Means any industry other than a light industry or special industry.		
Group dwelling	Means 1 of a group of 2 or more detached buildings, each of which is used as a dwelling and 1 or more of which has a site without a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current development authorisation.		
Horse keeping	Means the keeping or husbandry of horses where more than 1 horse is kept per 3ha of land used for such purposes.		
Horticulture	Means the use of land for market gardening, viticulture, floriculture, orchards, wholesale plant nurseries or commercial turf growing.		Commercial forestry; Mushroom production.
Hotel	Means premises licensed, or proposed to be licensed, as a hotel under the <i>Liquor Licensing Act 1997</i> .		
Indoor recreation facility	Means a building designed or adapted primarily for recreation or fitness pursuits.	Bowling alley; Squash courts; Fitness centre; Gymnasium; Pilates Studio; Yoga Studio; Dance studio; Indoor swimming centre;	

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
		Indoor trampoline centre; Indoor rock climbing centre; Indoor children's play centre.	
Industry	<p>Means the carrying on, in the course of a trade or business, of any process (other than a process in the course of farming or mining) for, or incidental to:</p> <p>(a) the making of any article, ship or vessel, or of part of any article, ship or vessel; or</p> <p>(b) the altering, repairing, ornamenting, finishing, assembling, cleaning, washing, packing, bottling, canning or adapting for sale, or the breaking up or demolition, of any article, ship or vessel; or</p> <p>(c) the getting, dressing or treatment of materials</p> <p>The use may include:</p> <p>(d) selling by wholesale of goods manufactured on site</p> <p>(e) selling by retail of goods manufactured on site provided the total floor area occupied for such sale does not exceed 250 square metres</p> <p>(and industrial will be construed accordingly).</p>	General industry; Light industry; Special industry.	
Intensive animal husbandry	Means the commercial production of animals or animal products where the animals are kept in enclosures or other confinement and their main	Broiler shed; Feedlot; Poultry hatchery; Piggery; Poultry battery.	Animal keeping; Apiculture; Aquaculture; Horse keeping;

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	food source is introduced from outside the enclosures or area of confinement in which they are kept.		Low intensity animal husbandry; Stock sales yard.
Landfill	Land used for the receipt and controlled disposal of refuse through burial and/or spreading over land.		
Light industry	<p>Means an industry where the process carried on, the materials and machinery used, the transport of materials, goods or commodities to and from the land on or in which (wholly or in part) the industry is conducted and the scale of the industry does not:</p> <p>(a) detrimentally affect the amenity of the locality or the amenity within the vicinity of the locality by reason of the establishment or the bulk of any building or structure, the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, spilled light, or otherwise howsoever; or</p> <p>(b) directly or indirectly, cause dangerous or congested traffic conditions in any nearby road.</p>		
Low intensity animal husbandry	Means the commercial production of animals or animal products (eg meat, wool) on either native or improved pastures or vegetation where the animal's main food source is obtained by grazing or foraging.	Grazing;	Animal keeping; Aquaculture; Horse keeping; Intensive animal husbandry.

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
Motor repair station	Means any land or building used for carrying out repairs (other than panel beating or spray painting) to motor vehicles and / or farm machinery.		Automotive collision repair
Mushroom production	Means the commercial production of mushrooms or any other type of fungi.		
Office	Means any building used for administration or the practice of a profession.		Consulting room.
Organic waste processing facility	Means the commercial processing of organic waste by composing, mulching, shredding, grinding or similar process into organic material for use as mulch, soil improver, growing medium or the like.		
Outbuilding	Means a non-habitable detached building on the same site as a main building which is ancillary and subordinate to the main building and has a use and function which relates to the main building.		Private bushfire shelter.
Personal or domestic services establishment	<p>Means premises used for the provision of services catering to the personal or domestic needs of customers:</p> <p>Examples— The following are examples of services that may be available at personal and domestic services establishments</p> <ul style="list-style-type: none"> (a) clothing repair and alterations; (b) cutting, trimming and styling hair; (c) domestic pet grooming; (d) manicures and pedicures; 		Consulting room; Office; Financial institute.

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	(e) non-surgical cosmetic treatments; (f) personal care treatments; (g) self-service clothes laundering; (h) shoe repair; (i) watch repair.		
Place of worship	Means premises used by an organised group for worship and religious activities. The use may include facilities for social, educational and charitable activities associated with the congregation.	Chapel; Church; Mosque; Synagogue; Temple.	Funeral parlour.
Pre-school	Means a place primarily for the care or instruction of children of less than primary school age not resident on the site.	Child care centre; Early learning centre; Kindergarten; Nursery.	
Protective tree netting structure	Means netting and any associated structure: (a) that is designed to protect trees or plants grown for the purpose of commercial horticulture; and (b) that consists of a netting canopy attached to a structure (such as poles and cables).		
Public service depot	Means land used for storage and operations connected with the provision of public services (including gas, electricity, water supply, sewerage, drainage, roadworks or telecommunication services) by a body responsible for the provision of those services.		
Recreation area	Means any park, garden, children's playground or sports ground that is under the care, control and	Outdoor public sports courts; Public ovals and fields.	Golf course.

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	management of the Crown, or a council, and is open to the public without payment of a charge.		
Renewable energy facility	<p>Means land and/or water used to generate electricity from a renewable source such as wind, solar, tidal, hydropower, biomass and/or geothermal.</p> <p>This use may also include:</p> <p>(a) any associated facility for the storage and/or transmission of the generated electricity;</p> <p>(b) any building or structure used in connection with the generation of electricity.</p> <p>The use does not include a renewable energy facility principally used to supply and/or store electricity to an existing use of land that has a generating capacity less than 5MW (e.g., domestic solar panels, domestic wind generators, domestic battery storage).</p>	<p>Battery storage facility;</p> <p>Hydropower or pumped hydropower facility;</p> <p>Solar power facility;</p> <p>Wave power generator;</p> <p>Wind farm.</p>	
Residential flat building	Means a single building in which there are 2 or more dwellings.		Group dwelling; Row dwelling; Semi-detached dwelling;
Residential park	Means a residential park operating under the regulatory framework of the <i>Residential Parks Act 2007</i> .		Caravan and tourist park;
Restaurant	Means land used primarily for the consumption of meals on the site.		
Retail fuel outlet	<p>Means land used for:</p> <p>(a) the fuelling of motor vehicles involving the sale by retail of petrol, oil, liquid petroleum</p>		Fuel depot; Motor repair station.

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<p>gas, automotive distillate and any other fuels; and</p> <p>(b) the sale by retail of food, drinks and other convenience goods for consumption on or off the land; and</p> <p>both are operated as and constitute one integrated facility where on-site facilities, systems and processes, car parking and access and egress are all shared.</p> <p>The use may also include one or more of the following secondary activities:</p> <p>(c) the washing and cleaning of motor vehicles;</p> <p>(d) the washing of other equipment or things including dogs and other pets;</p> <p>(e) the provision (on a paid or free basis) of facilities for charging electric vehicles;</p> <p>(f) the hiring of trailers;</p> <p>(g) selling of motor vehicle accessories and/or parts; and</p> <p>(h) the installation of motor vehicle accessories and/or parts.</p>		
Retirement facility	Means a facility operating under the regulatory framework of the <i>Retirement Villages Act 2016</i> .		
Row dwelling	<p>Means a dwelling:</p> <p>(a) occupying a site that is held exclusively with that dwelling and has a frontage to a public road or to a road proposed in a plan of</p>		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<p>land division that is the subject of a current development authorisation; and</p> <p>(b) comprising 1 of 3 or more dwellings erected side by side, joined together and forming, by themselves, a single building.</p>		
Semi-detached dwelling	<p>Means a dwelling:</p> <p>(a) occupying a site that is held exclusively with that dwelling and has a frontage to a public road or to a road proposed in a plan of land division that is the subject of a current planning authorisation; and</p> <p>(b) comprising 1 of 2 dwellings erected side by side, joined together and forming, by themselves, a single building.</p>		
Service trade premises	<p>Means premises used primarily for the sale, rental or display of:</p> <p>(a) basic plant, equipment or machinery used in agriculture or industry; or</p> <p>(b) boats; or</p> <p>(c) caravans and recreational vehicles (RVs); or</p> <p>(d) domestic garages; or</p> <p>(e) sheds; or</p> <p>(f) outbuildings; or</p> <p>(g) motor vehicles; or</p> <p>(h) marquees; or</p> <p>(i) trailers; or</p>	Motor vehicle showroom; Used car yard.	Bulky goods outlet.

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<p>(j) swimming pools, equipment and accessories; or</p> <p>(k) building materials in bulk supply; or</p> <p>(l) landscaping materials; or</p> <p>(m) garden plants (primarily in an outdoor setting), or</p> <p>(n) agricultural supplies such as agricultural chemicals, fertilisers, seed and animal feed; or</p> <p>(o) rainwater tanks and irrigation supplies;</p> <p>or similar articles or merchandise.</p> <p>The use may also include the servicing and repair of any of the listed items (but not vehicle panel beating or spray painting).</p>		
Shop	<p>Means:</p> <p>(a) premises used primarily for the sale by retail, rental or display of goods, foodstuffs, merchandise or materials; or</p> <p>(b) a personal or domestic services establishment.</p>	<p>Bulky goods outlet;</p> <p>Personal or domestic services establishment;</p> <p>Restaurant.</p>	<p>Hotel;</p> <p>Motor repair station;</p> <p>Retail fuel outlet;</p> <p>Service trade premises;</p> <p>Wholesale plant nursery.</p>
Special industry	<p>Means an industry where the processes carried on, the methods of manufacture adopted or the particular materials or goods used, produced or stored, are likely:</p> <p>(a) to cause or create dust, fumes, vapours, smells or gases; or</p>		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<p>(b) to discharge foul liquid or blood or other substance or impurities liable to become foul, and thereby:</p> <p>(c) to endanger, injure or detrimentally affect the life, health or property of any person (other than any person employed or engaged in the industry); or</p> <p>(d) to produce conditions which are, or may become, offensive or repugnant to the occupiers or users of land in the locality of or within the vicinity of the locality of the land on which (whether wholly or partly) the industry is conducted.</p>		
Stock slaughter works	<p>Means a building or part of a building, or land, used primarily for slaughter of stock (including camels, goats and deer) or poultry,</p> <p>This use may also include:</p> <p>(a) the keeping of animals prior to slaughter on site</p> <p>(b) processing of animal products for human or animal consumption.</p>		Retail butcher.
Stock sales yard	<p>Means land or premises used for the commercial conduct of buying and selling of livestock.</p>		Stock slaughter works.
Store	<p>Means a building or enclosed land used for the storage of goods, and within or upon which no trade (whether wholesale or retail) or industry is carried on.</p>		Junk yard; Outbuilding; Public service depot.
Student accommodation	<p>Mean premises used to accommodate students in</p>		Dwelling;

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<p>room or dormitory style accommodation that is not self-contained and that includes common facilities for shared use by student occupants such as:</p> <p>(a) shared cooking facilities and/or the provision of meals;</p> <p>(b) common rooms and recreation areas;</p> <p>(c) shared laundry facilities or a laundry service; or</p> <p>(d) shared bathroom facilities.</p>		Residential flat building.
Supported accommodation	Means premises in which residential accommodation is provided to persons requiring/together with regular medical and/or personal care assistance.		Hospital; Retirement facility.
Telecommunications facility	Means a facility within the meaning of the <i>Telecommunications Act 1997</i> of the Commonwealth.		
Tourist accommodation	Means premises in which temporary or short-term accommodation is provided to travellers on a commercial basis.		
Warehouse	Means a building or enclosed land used for the storage of goods and the carrying out of commercial transactions involving the sale of such goods, but does not include any land or building used for sale by retail.		Store.
Wind farm	<p>Means land used to generate electricity from wind force with wind turbine generators. This use may also include:</p> <p>(a) any associated facility for the storage and/or</p>		

Land Use Term (Column A)	Definition (Column B)	Includes (Column C)	Excludes (Column D)
	<p>transmission of the generated electricity;</p> <p>(b) any building or structure used in connection with the generation of electricity including a wind turbine, substation, maintenance shed, access road or wind monitoring mast.</p> <p>The use does not include a wind farm principally used to supply and/or store electricity to an existing use of land (e.g., domestic wind generator).</p>		
Workers' accommodation	<p>Means premises used to accommodate workers on a temporary basis while they carry out employment:</p> <p>(a) on the same site as the workers' accommodation;</p> <p>(b) in mining or petroleum extraction;</p> <p>(c) in seasonally intensive rural activities such as fruit picking, pruning, animal shearing, meat processing or similar; or</p> <p>(d) in road and/or railway infrastructure construction.</p>	<p>Mining camp;</p> <p>Road workers camp;</p> <p>Shearing quarters;</p> <p>Railway workers camp;</p>	<p>Tourist accommodation.</p>

Part 8 – Administrative Definitions

The following table lists terms which may be used to assist with the interpretation of policy used in the Planning and Design Code.

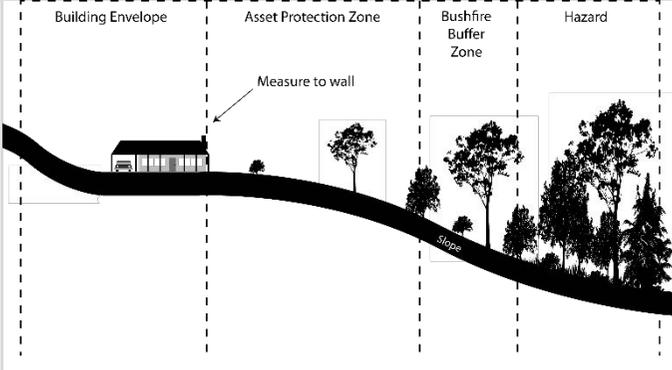
Meaning of Terms

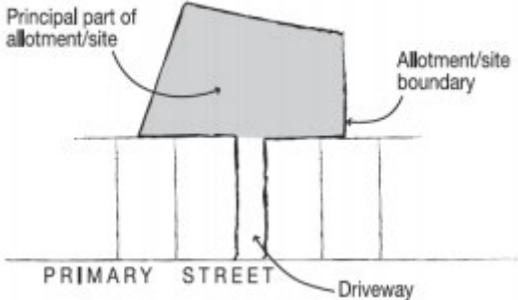
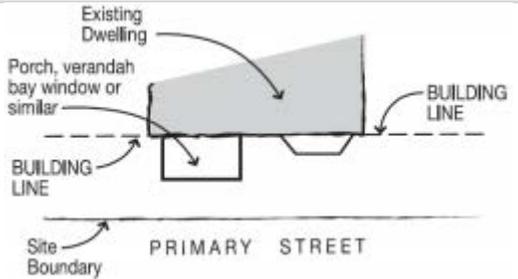
A term listed in Column A has the meaning set out beside that term in Column B. Column C contains, where applicable, illustrations to assist with the interpretation of the meaning provided in Column B.

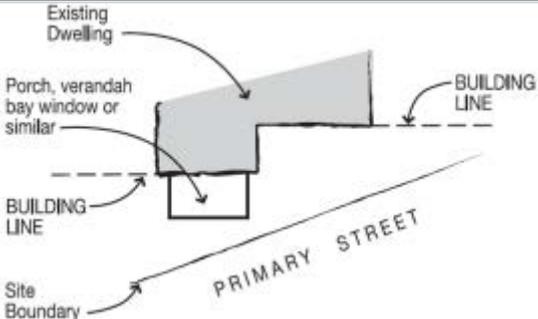
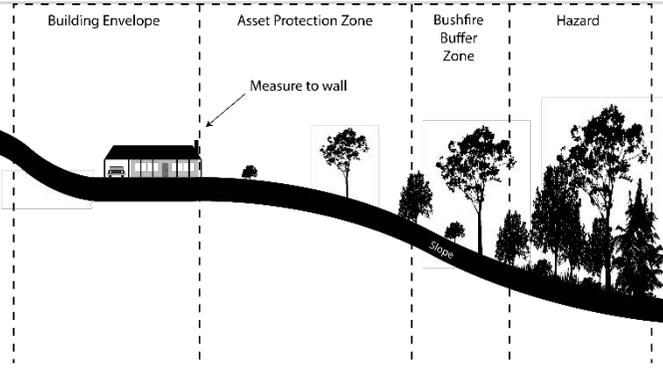
No Definition

A term not defined in the following table will have its ordinary meaning unless the term is defined in the *Planning, Development and Infrastructure Act 2016* or its Regulations (or any relevant practice direction or practice guideline issued by the State Planning Commission) in which case that meaning will apply.

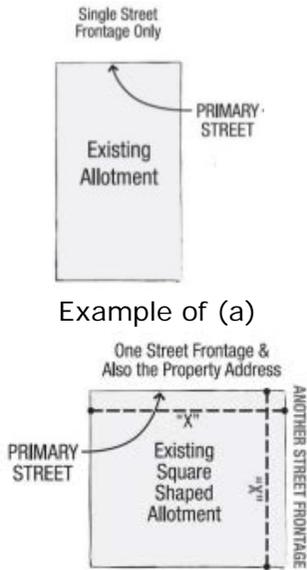
Administrative Definitions Table

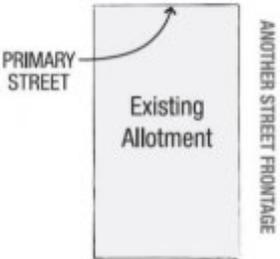
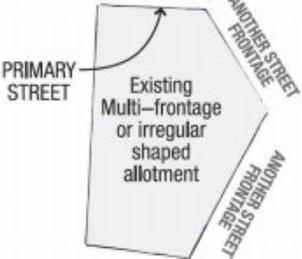
Term (Column A)	Definition (Column B)	Illustrations (Column C)
AEP	Means annual exceedance probability	
AHD	Means Australian height datum.	
Asset protection zone	<p>In relation to bushfire protection, means an area generally clear of vegetation that is maintained to minimise the spread of fire between areas of hazardous vegetation and habitable buildings.</p> <p>Asset protection zones may incorporate features such as driveways, vegetable gardens or landscaped gardens incorporating deciduous trees and fire retardant plant species.</p>	

Term (Column A)	Definition (Column B)	Illustrations (Column C)
Battle-axe allotment	<p>Means an allotment or site that comprises—</p> <p>(a) a driveway or 'handle' (and any related open space) that leads back from a road to the balance of the allotment or site; and</p> <p>(b) a balance of the allotment or site that is the principal part of the allotment or site and that does not have a boundary with a road.</p>	 <p><i>Note: Battle-axe allotments are often referred to as 'hammerhead' or 'flagpole' allotments.</i></p>
Building height	<p>Means the maximum vertical distance between the lower of the natural or finished ground level 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.</p>	
Building level	<p>Means that portion of a building which is situated between the top of any floor and the top of the next floor above it, and if there is no floor above it, that portion between the top of the floor and the ceiling above it. It does not include a floor located 1.5 metres below finished ground level or any mezzanine.</p>	
Building line	<p>In relation to a building on a site, means a line drawn parallel to the wall on the building closest to the boundary of the site that faces the primary street (and any existing projection from the building such as a carport, verandah, porch 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).</p>	

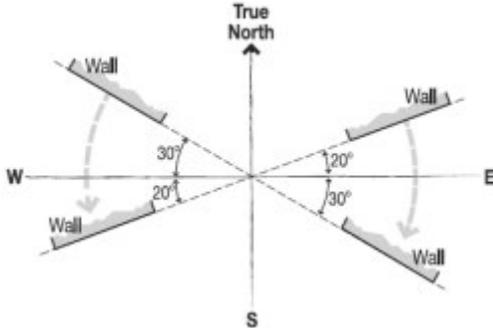
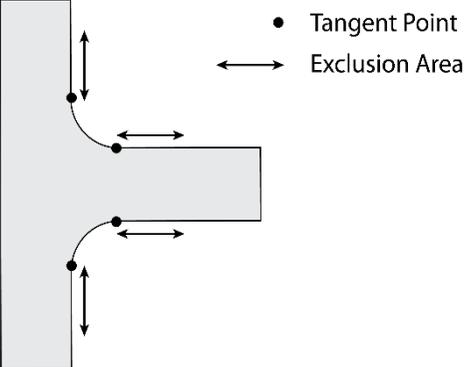
Term (Column A)	Definition (Column B)	Illustrations (Column C)
		 <p>The diagram illustrates a building footprint on a site. Labels include: 'Existing Dwelling' pointing to the main structure; 'Porch, verandah bay window or similar' pointing to an extension; 'BUILDING LINE' shown as a dashed line along the building's perimeter; 'Site Boundary' shown as a dashed line around the entire site; and 'PRIMARY STREET' shown as a diagonal line at the bottom of the site.</p>
Bushfire buffer zone	In relation to bushfire protection, means an area of land designed to isolate residential allotments from areas that pose a bushfire risk such as areas with rugged terrain or hazardous vegetation.	 <p>This cross-sectional diagram shows a building on a slope. From left to right, it identifies: 'Building Envelope' (the building itself); 'Asset Protection Zone' (the area immediately surrounding the building); 'Bushfire Buffer Zone' (a larger area containing trees and vegetation); and 'Hazard' (the area beyond the buffer zone). A 'Measure to wall' is indicated between the building and the asset protection zone. The 'Slope' of the ground is also labeled.</p>
Defence aviation area	Has the same meaning as in the <i>Defence Act 1903</i> of the Commonwealth.	
Density	In relation to residential development, means the number of dwelling units in a given area. It is calculated by dividing the total number of dwellings by the area of residential land that they occupy (excluding other land uses, roads, public open space, and services).	
FFL	Means finished floor level.	
Gross leasable floor area	Means the total floor area of a building excluding public or common tenancy areas such as malls, hallways, verandahs,	

Term (Column A)	Definition (Column B)	Illustrations (Column C)
	public or shared tenancy toilets, common storage areas and loading docks.	
Groundwater	Means water that is naturally contained beneath the surface of the ground.	
Habitable room	Means any room used for domestic purposes other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, hallway, lobby, clothes drying room or other space of a specialised nature occupied neither frequently nor for extended periods.	
Heritage agreement	In relation to State Heritage, is an agreement that is registered under section 34 of the <i>Heritage Places Act 1993</i> .	
High-density	Means greater than 70 dwelling units per hectare.	
High-rise	In relation to development, means 7 building levels and above.	
Hours of operation	Means the hours that a land use is open to the public or conducting activities related to the land use, not including administration or routine activities normally associated with opening and closing or start up and shut down.	
Low-density	Means less than 35 dwelling units per hectare.	
Low rise	In relation to development, means up to and including 2 building levels.	
Medium-density	Means 35 to 70 dwelling units per hectare.	
Medium-rise	In relation to development, means 3 to 6 building levels.	
Mezzanine	Means an intermediate floor within a building between building levels that is open to the floor below and does not extend over the whole floor space.	
Native vegetation	Has the same meaning as in the <i>Native Vegetation Act 1991</i> .	

Term (Column A)	Definition (Column B)	Illustrations (Column C)
Neighbourhood zone	Means any of the following: City Living Zone Residential Neighbourhood Zone Residential Parks Zone Rural Living Zone Suburban Neighbourhood Zone Suburban Neighbourhood (Medium Density) Zone Suburban Neighbourhood (Low Density) Zone Suburban Neighbourhood (Master-planned) Zone Suburban Neighbourhood (Greenfield) Zone Urban Renewal Zone	
Non-sensitive use	Means use of land other than sensitive use	
Power system	Has the same meaning as in the <i>Electricity Act 1996</i> .	
Primary street	In relation to an existing or proposed building on a site is— (a) in the case of a site that has a frontage to only 1 road – that road; (b) in the case of a site that has a frontage to 2 roads— (i) if the frontages are identical in length – the road that forms part of the street address of the building, as determined by the council for the relevant area when it is allocating numbers to building and allotments under section 220 of the <i>Local Government Act 1999</i> ; or (ii) in any other case, the road in relation to which the site has a shorter frontage; or (c) in any other case, the road that forms part of the street address of the building, as determined by the council for the relevant area when it is allocated numbers to buildings and allotments under section 220 of the <i>Local Government Act 1999</i> .	 <p>Single Street Frontage Only</p> <p>Existing Allotment</p> <p>PRIMARY STREET</p> <p>Example of (a)</p> <p>One Street Frontage & Also the Property Address</p> <p>Existing Square Shaped Allotment</p> <p>PRIMARY STREET</p> <p>ANOTHER STREET FRONTAGE</p> <p>Example of (b)(i)</p>

Term (Column A)	Definition (Column B)	Illustrations (Column C)
		<p data-bbox="1653 284 1749 323">One Street Frontage Only</p>  <p data-bbox="1552 395 1608 435">PRIMARY STREET</p> <p data-bbox="1653 443 1742 499">Existing Allotment</p> <p data-bbox="1787 363 1814 579">ANOTHER STREET FRONTAGE</p> <p data-bbox="1552 619 1794 651">Example of (b)(ii)</p> <p data-bbox="1608 667 1742 730">Street Frontage Matching the Property Address</p>  <p data-bbox="1523 794 1601 834">PRIMARY STREET</p> <p data-bbox="1624 802 1758 914">Existing Multi-frontage or irregular shaped allotment</p> <p data-bbox="1742 730 1825 834">ANOTHER STREET FRONTAGE</p> <p data-bbox="1742 882 1825 994">ANOTHER STREET FRONTAGE</p> <p data-bbox="1574 1010 1771 1042">Example of (c)</p>
Private open space	<p data-bbox="490 1066 1234 1098">Means an outdoor area associated with a dwelling that:</p> <ul style="list-style-type: none"> <li data-bbox="490 1118 1205 1177">(a) is for the exclusive use of the occupants of that dwelling; <li data-bbox="490 1198 1182 1230">(b) has a minimum dimension of 1.8 metres; and <li data-bbox="490 1251 842 1283">(c) is not fully enclosed. <p data-bbox="490 1299 1323 1394">Private open space may include balconies, terraces, decks and areas between the dwelling and side boundaries but does not include areas used for bin storage, laundry drying,</p>	

Term (Column A)	Definition (Column B)	Illustrations (Column C)
	rainwater tanks, utilities, driveways and vehicle parking areas.	
Proclaimed shipwreck	Means— (a) a historic shipwreck or historic relic within the meaning of the <i>Historic Shipwrecks Act 1981</i> ; or (b) a historic shipwreck or historic relic within the meaning of the <i>Historic Shipwrecks Act 1976</i> (Commonwealth).	
Secondary street	In relation to a building is any road, other than the primary street, that shares a boundary with the allotment on which the building is situated (or to be situated).	
Sensitive receiver	Means: (a) any use for residential purposes or land zoned primarily for residential purposes; (b) pre-school; (c) educational establishment; (d) hospital; (e) supported accommodation; (f) tourist accommodation.	
Sensitive use	Has the same meaning as in the <i>Environment Protection Act 1993</i> .	
Site	Means the area of land (whether or not comprising a separate or entire allotment) on which a building is built, or proposed to be built, including the curtilage of the building, or in the case of a building comprising more than 1 separate occupancy, the area of land (whether or not comprising a separate or entire allotment) on which each occupancy is built, or proposed to be built, together with its curtilage.	
Soft-landscaping	Means landscaped areas that are pervious and capable of supporting the growth of plant species. It does not include	

Term (Column A)	Definition (Column B)	Illustrations (Column C)
	any form of pervious paving or paved/hardstand areas used for pedestrian and/or vehicle movement.	
South	Means—true south.	
South facing	In relation to building orientation, a side wall is south facing if the wall is orientated anywhere between E20°N/W20°S and E30°S/W30°N.	 <p data-bbox="1467 766 1870 798">Example of south facing walls.</p>
Standard sea flood risk level	Means the 1% AEP sea flood level (tide, stormwater and associated wave effects combined), plus an allowance to accommodate 100 years of land subsidence.	
Tangent point	Means the end point of a road's curve at the point of intersection.	
Terrace arrangement	Means a group of 3 or more detached dwellings erected side by side and abutting each other but not joined by way of a party wall or party walls.	

Term (Column A)	Definition (Column B)	Illustrations (Column C)
Total floor area	Means the sum of the superficies of horizontal sections of a building or other roofed area made at the level of each floor, inclusive of all roofed areas and of the external walls and of such portions of any party walls as belong to the building.	
Wall height	Means the height of the wall measured from the top of its footings but excluding any part of the wall that is concealed behind an eave or similar roof structure and not visible external to the land.	
Waste	Means waste within the meaning of the <i>Environment Protection Act 1993</i> .	

Part 9 – Referrals

Notes- Additional Referrals

Additional referrals to those specified below are contained within Overlays within the Planning and Design Code

Notes- Additional Referrals

Additional referrals to those specified below are contained within Overlays within the Planning and Design Code

Part 9.1 Referral Body: Environment Protection Authority

In relation to Part 9(1):

Community wastewater management system (CWMS) means a system for the collection and management of wastewater generated in a town, regional or other community.

Liquid waste means waste classified as liquid waste in accordance with the assessment process set out in the guideline Liquid waste classification test, re-issued by the Environment Protection Authority in September 2003; as defined in Schedule 1 of the *Environment Protection Act 1993*.

Listed waste means a substance or thing listed in Part B of Schedule 1 of the *Environment Protection Act 1993*.

Medical waste has the same meaning as in the *Environment Protection (Waste to Resources) Policy 2010*.

Prescribed approved activity – means:

- (a) the on-site storage or disposal of domestic waste;
- (b) a regulated beverage container activity;
- (c) a regulated drop-off station for e-waste;
- (d) the temporary on-site storage of waste (other than tyre waste) while awaiting transport to another place;
- (e) incineration by way of thermal oxidation using fuel burning equipment for the disposal of solid trade waste with a processing capacity not exceeding 100 kilograms per hour;
- (f) the storage or disposal of tyre waste in a manner approved by the Environment Protection Authority;
- (g) the disposal of human wastewater or sewage to land in a manner approved by the Environment Protection Authority.

Quarantine waste means waste that is subject to quarantine under the *Quarantine Act 1908* of the Commonwealth.

River Murray Protection Area means a River Murray Protection Area under the *River Murray Act 2003*.

Treatment is taken to have the same meaning as defined in section 3(1) as in the *Environment Protection Act 1993*.

Waste has the same meaning as in the *Environment Protection Act 1993*.

Wastewater means waste principally consisting of water and includes—

- (a) human wastewater;
- (b) sewage;
- (c) water containing food or beverage waste;
- (d) wash down water or cooling water;
- (e) irrigation runoff or contaminated stormwater;
- (f) water containing any other trade waste or industrial waste;
- (g) any other water that has been used in any form of human activity;
- (h) a combination of any 1 or more of the above.

Water protection area has the same meaning as in the *Environment Protection Act 1993*.

Referral Body: Environment Protection Authority				
Referral Category	Development type	Referral triggers	Policies relevant to the referral	Purpose of referral
Site contamination	Change in use of land to sensitive use or more sensitive use, except where— (a) a <i>site contamination audit report</i> under Part 10A of the <i>Environment Protection Act 1993</i> has, within 5 years of the application, been	A change to a <i>more sensitive use</i> of land (including following its subdivision) at which <i>site contamination</i> exists or may exist as a result of a <i>class 1 potentially contaminating activity</i> listed in a Practice Direction (including <i>site contamination</i> caused by such an activity conducted on <i>adjacent land</i> , or on <i>other land</i> identified	Site Contamination General Development Provisions	To ensure an appropriate and proportionate assessment of potential site contamination by providing direction to the relevant authority on the most

	<p>prepared in relation to the land; and</p> <p>(b) the report clearly states that—</p> <p>(i) <i>site contamination</i> does not exist (or no longer exists) at the land; or</p> <p>(ii) the land is suitable for the proposed use or range of uses (without the need for any further remediation); or</p> <p>(iii) where remediation is or remains necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented as part of the application); and</p> <p>(c) no <i>class 1 or 2 potentially contaminating activities</i> (as identified in a Practice Direction) have taken place at the land since the preparation of the report.</p>	<p>on the SA Planning Portal that is known to impact the subject site).</p> <p>A change from:</p> <p>(a) a <i>non-sensitive use</i> to a <i>sensitive use</i>; or</p> <p>(b) <i>from a sensitive use</i> to a <i>more sensitive use</i></p> <p>on land at which <i>site contamination</i> exists or may exist as a result of a <i>class 2 potentially contaminating activity</i> listed in a Practice Direction (including <i>site contamination</i> caused by such an activity conducted on <i>adjacent land</i>, or on <i>other land</i> identified on the SA Planning Portal that is known to impact the subject site).</p> <p>A change in use of the land (including following its subdivision) that is the subject of a notation under section 103P of the <i>Environment Protection Act 1993</i> (i.e. a site contamination audit report has been prepared in respect of the land) to a <i>more sensitive use</i>.</p>		<p>appropriate person to determine site suitability (ie site contamination consultant or site contamination auditor).</p>
<p>Energy generation and storage facilities</p>	<p>Wind farms</p>	<p>Development that involves the establishment of a wind farm where 1 or more wind turbine generators (whether or not located on the same site) are</p>	<p>Section 57 of <i>Environment Protection Act 1993</i> sets out criteria to be considered by the EPA</p>	<p>To provide expert technical assessment and direction to the relevant authority on the assessment of the</p>

		<p>used to generate electricity that is then supplied to another person for use at another place.</p>		
	<p>Energy recovery from waste</p>	<p>Development involving energy recovery from <i>waste</i>, including <i>anaerobic digestion</i> and thermal activities such as <i>direct combustion</i>, <i>pyrolysis</i> and <i>gasification</i> used to generate gas, heat, electricity or a combination.</p> <p>In this referral trigger:</p> <p><i>anaerobic digestion</i> involves a series of processes in which microorganisms break down biodegradable material to biogas in the absence of oxygen</p> <p><i>direct combustion</i> involves burning in excess oxygen (from air) to produce heat or release energy contained in the fuel</p> <p><i>pyrolysis</i> involves the thermo-chemical decomposition of organic or inorganic material- for example synthetic tyres – at elevated temperatures in the absence of oxygen</p> <p><i>gasification</i> of waste is a process that converts organic or fossilised organic material such as coal, at</p>	<p>in relation to the assessment of development applications. This head power also links to other statutory criteria in the <i>Environment Protection (Air Quality) Policy 2016</i>, <i>Environment Protection (Noise) Policy 2007</i>, <i>Environment Protection (Waste to Resources) Policy 2010</i> and the <i>Environment Protection (Water Quality) Policy 2015</i>.</p>	<p>potential harm from pollution and waste aspects arising from activities of environmental significance and other activities that have the potential to cause serious environmental harm.</p>

		<p>elevated temperatures and with controlled amounts of oxygen, into a synthetic gas (syngas)</p>		
	<p>Energy generation and storage</p>	<p>Development involving an <i>electricity generating plant</i> or <i>energy storage facility</i> (other than a <i>battery storage facility</i>) using any other energy source (excluding <i>fuel burning</i> and solar photovoltaic) with a capacity to generate or store 30 megawatts (MW) or more that is to be connected to the State's <i>power system</i>.</p> <p>In this referral trigger:</p> <p><i>battery storage facility</i> means a facility for the purpose of 1 or more batteries that are capable of being charged, storing energy and discharging in into the State's power system</p> <p><i>electricity generating plant</i> means electricity generating plant within the ambit of paragraph (a) of the definition of electricity infrastructure in section 4(1) of the <i>Electricity Act 1996</i></p>		

		power system has the same meaning as in the <i>Electricity Act 1996</i>		
Petroleum and Chemical	Chemical storage and warehousing facilities	The storage or warehousing of chemicals or chemical products that are, or are to be, stored or kept in bulk or in containers having a capacity exceeding 200 litres at facilities with a total storage capacity exceeding 1,000 cubic metres.		
	Chemical works	The conduct of: (a) works with a total processing capacity exceeding 10 tonnes per year, involving either or both of the following operations: (i) manufacture (through chemical reaction) of any inorganic chemical, including sulphuric acid, inorganic fertilisers, soap, sodium silicate, lime or other calcium compound; (ii) manufacture (through chemical reaction) or processing of any organic chemical or chemical product or petrochemical, including the separation of such materials into different		

		<p>products by distillation or other means; or</p> <p>(b) works with a total processing capacity exceeding 5,000 tonnes per year involving operations for salt production.</p>		
	Coke works	The production, quenching, cutting, crushing and grading of coke.		
	Hydrocarbon storage or production works	<p>The conduct of works or a facility:</p> <p>(a) for the storage of hydrocarbon or hydrocarbon products in tanks that, in aggregate, have a storage capacity exceeding 100m³; or</p> <p>(b) for the production of hydrocarbon or hydrocarbon products, being works having a total capacity exceeding 20 tonnes per hour.</p>		
	Petrol stations	<p>The conduct of a petrol station, being a facility for the storage and retail sale of petroleum products or other liquid organic chemical substances</p> <p>In this referral trigger:</p> <p>petroleum product has the same meaning as in the <i>Petroleum Products Regulation Act 1995</i>.</p>		

	Timber preservation works	The conduct of works for the preservation of timber by chemicals, but excluding the preservation by a primary producer of timber for use in the course of primary production carried on by the producer.		
Manufacturing and Mineral Processing	Abrasive blasting	The cleaning of materials by the abrasive action of any metal shot or mineral particulate propelled in a gaseous or liquid medium (otherwise than solely by using blast cleaning cabinets less than 5m ³ in volume or totally enclosed automatic blast cleaning units).		
	Hot mix asphalt preparation	The conduct of works at which crushed or ground rock aggregates are mixed with bituminous or asphaltic materials (by heating in a furnace, kiln or other fuel fired plant) for the purposes of producing road building mixtures.		
	Cement works	<p>The conduct of works for the use of <i>argillaceous</i> and <i>calcareous</i> materials in the production of cement clinker or the grinding of cement clinker.</p> <p>In this referral trigger:</p> <p><i>argillaceous</i> means having to do with or resembling clay</p>		

		<i>calcareous</i> means having to do with calcium carbonate		
	Ceramic works	The conduct of works for the production of any products such as bricks, tiles, pipes, pottery goods, refractories, or glass that are manufactured or are capable of being manufactured in furnaces or kilns fired by any fuel, being works with a total capacity for the production of such products exceeding 100 tonnes per year.		
	Concrete batching works	The conduct of works for the production of concrete or concrete products that are manufactured or are capable of being manufactured by the mixing of cement, sand, rock, aggregate or other similar materials, being works with a total capacity for production of such products exceeding 0.5m ³ per production cycle.		
	Drum reconditioning or treatment works	The conduct of works for the cleaning, repairing, reconditioning or other treatment of metal or plastic drums or containers for the purposes of their reuse, including any associated storage facility.		

<p>Ferrous and non-ferrous metal melting</p>	<p>the melting of ferrous or non-ferrous metal in a furnace or furnaces that alone or in aggregate have the capacity to melt-</p> <p>(a) in excess of 50 but not in excess of 500 kilograms of metal during the normal cycle of operation but excluding facilities more than 500m from residential premises not associated with the works; or</p> <p>(b) in excess of 500 kilograms of metal during the normal cycle of operation.</p>		
<p>Metallurgical works</p>	<p>The conduct of works at which ores are smelted or reduced to produce metal.</p>		
<p>Mineral works</p>	<p>The conduct of works for processing mineral ores, sands or earths to produce mineral concentrates.</p>		
<p>Pulp or paper works</p>	<p>The conduct of works at which paper pulp or paper is manufactured or is capable of being manufactured, being works with a total capacity for production of such products exceeding 10 tonnes per year</p>		
<p>Surface coating</p>	<p>The conduct of:</p> <p>(a) works for metal finishing, in which metal surfaces are prepared or finished by</p>		

		<p>means of electroplating, electrolyse plating, anodising (chromating, phosphating and colouring), chemical etching or milling, or printed circuit board manufacture, being works producing more than 5 kilolitres per day of effluent; or</p> <p>(b) works for hot dip galvanising; or</p> <p>(c) works for spray painting or powder coating with a capacity to use more than 100 litres per day of paint or 10kg per day of dry powder.</p>		
	Timber processing works	The conduct of works (other than works at a builders supply yard or a home improvement centre) at which timber is sawn, cut, chipped, compressed, milled or machined, being works with a total processing capacity exceeding 4,000m ³ per year.		
	Maritime construction works	The conduct of works for the construction or repair of ships, vessels or floating platforms or structures, being works with the capacity to construct or repair ships, vessels or floating platforms or structures of a mass exceeding 80 tonnes.		
	Vehicle production	The conduct of works for the production of motor vehicles,		

		being works with a production capacity exceeding 2,000 motor vehicles per year.		
	Fibre-reinforced plastic manufacturing	The conduct of facilities for the purposes of manufacturing fibre-reinforced plastic products, but excluding facilities more than 300m from residential premises not associated with the facility.		
Resource recovery, waste disposal and related activities	Waste recovery (<i>excluding a prescribed approved activity</i>)			
	Waste recovery facility	The conduct of a <i>waste recovery facility</i> , being a depot, works or facility (including, but not limited to, a transfer station or material recovery facility) that, during a 12 month period, receives for <i>preliminary treatment</i> , or has the capacity for the <i>preliminary treatment</i> of: (a) more than 100 tonnes of solid waste or matter; or (b) more than 100 kilolitres of liquid waste or matter, prior to its transfer elsewhere for lawful reuse, further treatment or disposal but excluding a prescribed approved activity or an activity in respect of which the Environment Protection Authority is satisfied, having regard to prescribed factors, that a referral is not necessary and has provided		

		<p>written confirmation of this to the relevant authority.</p> <p>In this referral trigger:</p> <p>preliminary treatment of waste or matter, includes sorting, aggregating, compacting, baling or packaging the waste or matter as defined in Schedule 1 of the <i>Environment Protection Act 1993</i>.</p>		
<p>Waste reprocessing (<i>excluding a prescribed approved activity</i>)</p>				
	<p>Composting works</p>	<p>Being a depot, facility or works with the capacity to treat, during a 12 month period-</p> <p>(a) in the case of works located wholly or partly within a water protection area - more than 200 tonnes of organic waste or matter; or</p> <p>(b) in the case of works located wholly outside of a water protection area - more than 1,000 tonnes of organic waste or matter, for the production of compost, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided</p>		

		written confirmation of this to the relevant authority.		
	Scrap metal treatment works	Being a depot, facility or works for the treatment of scrap metal (by processes involving electrically heated furnaces or other fuel burning equipment or by mechanical processes), but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.		
	Tyre waste treatment works	Being a depot, facility or works with the capacity to treat more than 5 tonnes of <i>tyre waste</i> during a 12 month period, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority. In this referral trigger: <i>tyre waste</i> means waste comprised of tyres or tyre pieces as defined in Schedule 1 of the <i>Environment Protection Act 1993</i> .		

	<p>Waste lead acid battery treatment works</p>	<p>Being a depot, facility or works with the capacity to treat more than 500 waste lead acid batteries during a 12 month period, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.</p>		
	<p>Waste reprocessing facility</p>	<p>Being a depot, works or facility other than a depot, works or facility specified in a preceding paragraph) that, during a 12 month period, receives or has the capacity to treat:</p> <ul style="list-style-type: none"> (a) more than 100 tonnes of solid waste or matter; or (b) more than 100 kilolitres of liquid waste or matter, for the production of energy or materials that are ready for use (without requiring further treatment), but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority. 		

<i>Waste disposal (excluding a prescribed approved activity)</i>			
Landfill depot	Being a depot, facility or works for the disposal of waste to land, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.		
Liquid waste depot	Being a depot, facility or works for the reception and disposal of liquid waste, or the reception, treatment and disposal of liquid waste, but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.		
Incineration depot	Being a depot, facility or works for the disposal, by incineration, pyrolysis or gasification by high temperature chemical decomposition, or thermal oxidation using fuel burning equipment, of solid waste, a listed waste or quarantine waste, but excluding:		

		<p>(a) facilities with a processing capacity not exceeding 100 kilograms per hour and more than 500m from residential premises not associated with the facility, or</p> <p>(b) an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.</p>		
Wastewater treatment				
	Wastewater treatment works	<p>Being sewage treatment works, a <i>CWMS</i>, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period-</p> <p>(a) in the case of works located wholly or partly within a water protection area - more than 2.5 ML of wastewater;</p> <p>or</p> <p>(b) in the case of works located wholly outside of a water protection area - more than 12.5 ML of wastewater but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not</p>		

		necessary and has provided written confirmation of this to the relevant authority.		
	Activities involving listed wastes			
	Activity producing listed waste	<p>the conduct of an activity in which a <i>listed waste</i> is produced as waste or becomes waste, but excluding the following:</p> <ul style="list-style-type: none"> (a) a domestic activity; (b) retail pharmacy; (c) medical practice (other than the practice of pathology); (d) nursing practice; (e) dental practice; (f) veterinary practice; (g) the conduct of a nursing home or other residential aged care facility; (h) the conduct of an immunisation clinic; (i) the conduct of a hospital with capacity of fewer than 40 beds; or (j) a <i>prescribed industrial activity</i>; (k) an activity in which the waste produced is lawfully disposed of to a sewer; (l) an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority. 		

		<p>In this referral trigger:</p> <p><i>prescribed industrial activity</i>— means:</p> <ul style="list-style-type: none">(a) building work;(b) carpentry or joinery;(c) film processing;(d) plumbing or gas fitting;(e) dry cleaning;(f) primary or secondary school education;(g) agriculture or horticulture;(h) french polishing;(i) manufacturing jewellery;(j) painting or decorating;(k) panel beating and associated spray painting;(l) an activity that results in the production of less than 50 000 litres of waste oil per year;(m) an activity authorised by a lease or licence under the <i>Mining Act 1971</i>, the <i>Petroleum and Geothermal Energy Act 2000</i> or the <i>Roxby Downs (Indenture Ratification) Act 1982</i> where the waste is lawfully disposed of to land and contained within the area of the lease or licence;(n) an activity authorised by a lease under the <i>Mining Act 1971</i> where the waste is lawfully disposed of to land and contained within the area of a miscellaneous purposes		
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		<p>licence under that Act adjacent to the area of the lease.</p>		
	<p>Reception or storage of listed waste</p>	<p>The conduct of a depot, facility or works for the reception or storage of a <i>listed waste</i>, but excluding the following:</p> <ul style="list-style-type: none"> (a) the temporary on-site storage of such waste while awaiting transport to another place; (b) an activity consisting only of storing or distributing goods, in respect of which the Environment Protection Authority is satisfied, having regard to prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority; (c) the reception or storage by a council or hospital of medical waste produced in the course of a prescribed medical activity; (d) the reception or storage by a retail pharmacy of personal sharps waste, <i>pharmaceutical waste</i> or other medical waste, in connection with a return system for such waste. <p>In this referral trigger:</p> <p><i>personal sharps waste</i> means medical sharps that have been</p>		

		<p>used in a domestic situation for medical purposes;</p> <p>pharmaceutical waste means waste comprised of medicines or other pharmaceutical products;</p> <p>prescribed medical activity— means:</p> <ul style="list-style-type: none"> (a) a medical practice other than— <ul style="list-style-type: none"> (i) medical practice at a hospital; or (ii) the practice of pathology; (b) nursing practice other than at a hospital; (c) dental practice other than at a hospital; (d) operating a nursing home; or (e) veterinary practice; (f) operating a hospital with a capacity of less than 40 beds; (g) operating an immunisation clinic. 		
	<p>Treatment of listed waste</p>	<p>The conduct of a depot, facility or works for the treatment of a <i>listed waste</i>, or <i>wastewater</i> containing a listed waste, by immobilising, stabilising or sterilising the waste by any process (before its further treatment or disposal), but excluding an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors</p>		

		that a referral is not necessary and has provided written confirmation of this to the relevant authority.		
Activities in Specified Areas	Brukung Mine Site	The management of the abandoned Brukung mine site and associated acid neutralisation plant situated adjacent to Dawesley Creek in the Mount Lofty Ranges.		
	Discharge of stormwater to underground aquifer	Discharge of stormwater from a catchment area exceeding 1 hectare to an underground aquifer by way of a well or other direct means where the stormwater drains to the aquifer from- (a) land or premises on which a business is carried on in the council area of the City of Mount Gambier; or (b) a stormwater drainage system in the council area of the City of Mount Gambier; or (c) a stormwater drainage system in Metropolitan Adelaide.		
Animal husbandry, Aquaculture and other activities	Feedlots	carrying on an operation for holding in A confined yard or area and feeding principally by mechanical means or by hand- (a) not less than an average of 500 cattle, or 4,000 sheep or		

		<p>goats per day over any period of 12 months; or</p> <p>(b) where the yard or area is situated in a water protection area - not less than an average of 200 cattle, or 1,600 sheep or goats per day over any period of 12 months,</p> <p>but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding.</p>		
	<p>Aquaculture or Fish Farming</p>	<p>The land based propagation or rearing of marine, estuarine or fresh water fish or other marine or freshwater organisms that involves the discharge of wastewater into marine or inland waters, or onto land but excluding where wastewater is discharged to an approved wastewater management system.</p>		
	<p>Saleyards</p>	<p>The commercial conduct of yards at which cattle, sheep or other animals are gathered or confined for the purpose of their sale, auction or exchange, including associated transport loading facilities, being yards with a throughput exceeding 50,000 sheep equivalent units per year [sheep equivalent units: 1 sheep</p>		

		<p>or goat = 1 unit, 1 pig (< 40kg) = 1 unit, 1 pig (> 40kg) = 4 units, 1 cattle (< 40kg) = 3 units, 1 cattle (40—400kg) = 6 units, 1 cattle (> 400kg) = 8 units].</p>		
	<p>Piggeries</p>	<p>The conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of-</p> <p>(a) in the case of a piggery located wholly outside of a water protection area- 1,300 or more standard pig units; or</p> <p>(b) in the case of a piggery located wholly or partly within a <i>water protection area</i>- 130 or more standard pig units.</p> <p>In this referral trigger:</p> <p>standard pig units is a unit of measurement of pigs determined-</p> <p>(a) by reference to clause 4.3 of the <i>National Environmental Guidelines for Piggeries 2010</i> (second edition (revised)) prepared by Australian Pork Limited; or</p> <p>(b) in a manner approved by the Environment Protection Authority and published on a website determined by the Environment Protection Authority.</p>		

	Poultry farms	The keeping of poultry in confined or roofed structure(s) exceeding 1,000m ² .		
	Dairies	Carrying on of a dairy with a total processing capacity exceeding more than 100 milking animals at any 1 time in a <i>water protection area</i> .		
Food production and animal and plant product processing	Meat processing works	The conduct of slaughtering works for commercial purposes for the production of meat or meat products for human or animal consumption, being works- (a) in the case of poultry or poultry meat products at a rate of production exceeding 100 tonnes per year; or (b) in the case of any other animal meat or animal meat production at a rate of production exceeding 50 tonnes per year.		
	Breweries and cideries	The conduct of works for the production of beer, cider or any other alcoholic beverage (excluding wine and spirits) by infusion, boiling or fermentation, being works with a production capacity exceeding 5,000 litres per day.		

	Fish processing	<p>The conduct of works for scaling, gilling, gutting, filleting, freezing, chilling, packing or otherwise processing fish (as defined in the <i>Fisheries Management Act 2007</i>) for sale, but excluding:</p> <ul style="list-style-type: none"> (a) works with a processing output of less than 100 tonnes per year where wastewater is disposed of to a sewer or CWMS; or (b) works with a processing output of less than 2 tonnes per year where wastewater is disposed of otherwise than to a sewer or CWMS; or (c) processing of fish only in the course of a business of selling fish by retail. 		
	Milk processing works	<p>The conduct of works at which milk is separated, evaporated or otherwise processed for the manufacture of evaporated or condensed milk, cheese, butter, ice cream or other similar dairy products, being works at which milk is processed at a rate exceeding 5ML per year.</p>		
	Produce processing works	<p>The conduct of works for processing any agricultural crop material being:</p> <ul style="list-style-type: none"> (a) works for the processing of agricultural crop material by deep fat frying, roasting or drying through the 		

		<p>application of heat with a processing capacity exceeding 30kg per hour, or;</p> <p>(b) works at which more than 10ML of wastewater is generated per year and disposed of otherwise than to a sewer or CWMS.</p>		
	Rendering and fat extraction works	The conduct of works at which animal, fish or grease trap wastes or other matter is processed or is capable of being processed by rendering or extraction or by some other means to produce tallow or fat or their derivatives or proteinaceous matter, being works with a total processing capacity exceeding 25 kg per hour.		
	Curing or drying works	<p>the conduct of works at which meat, fish or other edible products are smoked, dried or cured by the application of heat or smoke:</p> <p>(a) with a total processing capacity exceeding 25 but not exceeding 250kg per hour excluding works more than 200m from residential premises not associated with the works; or</p> <p>(b) with a total processing capacity exceeding 250kg per hour.</p>		

	Tanneries or fellmongeries	The conduct of works for the commercial preservation or treatment of animal skins or hides being works processing more than 5 tonnes of skins or hides per year, but excluding- (a) the processing of skins or hides by primary producers in the course of primary production activities outside township areas; or (b) the processing of skins or hides in the course of taxidermy.		
	Woolscouring or wool carbonising works	The conduct of works for the commercial cleaning or carbonising of wool, but excluding cleaning or carbonising of wool in the course of handicraft activities where the wool is further processed for sale by retail.		
	Wineries or Distilleries	The conduct of works for the processing of grapes or other produce to make wine or spirits, being works at which more than 50 tonnes of grapes or other produce are processed per year; but excluding—works for bottling only.		
Materials handling and transportation	Bulk shipping facilities	The conduct of facilities for bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals		

		<p>to or from any wharf or wharf side facility (including sea-port grain terminals), being facilities handling or capable of handling these materials into or from vessels at a rate:</p> <p>(a) exceeding 10 but not exceeding 100 tonnes per day—excluding facilities more than 300m from residential premises not associated with the facility; or</p> <p>(b) exceeding 100 tonnes per day.</p>		
	Bulk storage	<p>The conduct of facilities for bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility at a rate exceeding 100 tonnes per day—excluding facilities more than 300m from residential premises not associated with the facility.</p>		
	Railway operations	<p>The conduct of any of the following activities associated with a railway:</p> <p>(a) the construction or operation of rail infrastructure; and</p> <p>(b) the operation of rolling stock on a railway;</p> <p>(c) other activities conducted on railway land,</p> <p>(d) but excluding—</p> <p>(e) any activities associated with:</p>		

		<ul style="list-style-type: none"> (i) a railway with a track gauge that is less than 600mm; or (ii) a railway in a mine which is underground or predominantly underground and used in connection with the performance of mining operations; or (iii) a slipway; or (iv) a crane-type runway; or (v) a railway used solely for the purposes of horse-drawn trams; or (vi) a railway used solely for the purposes of static displays; or (vii) a railway at an amusement park used solely for the purposes of an amusement structure or (viii) the transfer of freight into or onto, and unloading of freight from, rolling stock <p>(f) an activity in respect of which the Environment Protection Authority is satisfied, having regard to the prescribed factors, that a referral is not necessary and has provided written confirmation of this to the relevant authority.</p> <p>In this referral trigger:</p>		
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		<p>rail infrastructure means infrastructure associated with the operation of a railway and includes (but is not limited to) railway track, associated track structures, over or under track structures, supports, tunnels, bridges, stations, platforms, train control systems, signalling systems, communication systems, electric traction infrastructure and buildings, but does not include any workshop or repair facility;</p> <p>railway means a guided system designed for the movement of rolling stock which has the capability of transporting passengers, freight or both on a railway track, together with its infrastructure and associated sidings or crossing, or passing loops, and includes a railway in a marshalling yard or a passenger or freight terminal;</p> <p>railway land means—</p> <ul style="list-style-type: none"> (a) land within a rail corridor or rail reserve, including any associated sidings; and (b) railway yards; and (c) other land over which a railway track passes; <p>rolling stock means a vehicle (whether or not self-propelled) that operates on or uses a railway track, but does not include a</p>		
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		<p>vehicle designed to operate both on and off a railway track when the vehicle is not operating on a railway track.</p> <p>Examples—A locomotive, carriage, rail car, rail motor, light rail vehicle, train, tram, light inspection vehicle, road/rail vehicle, trolley, wagon.</p>		
	<p>Crushing, grinding or milling</p>	<p>Processing (by crushing, grinding, milling or separating into different sizes by sieving, air elutriation or in any other manner) of-</p> <p>(a) chemicals or rubber at a rate:</p> <ul style="list-style-type: none"> (i) in excess of 1 but not in excess of 100 tonnes per year excluding facilities more than 500m from residential premises not associated with the facility; or (ii) in excess of 100 tonnes per year; or <p>(b) agricultural crop products at a rate:</p> <ul style="list-style-type: none"> (i) in excess of 50 but not in excess of 500 tonnes per year, but excluding facilities more than 300m from residential premises not associated with the facility; or (ii) in excess of 500 tonnes per year; 		

		<p>but excluding non-commercial processing for on farm use; or</p> <p>(c) rock, ores or minerals at a rate:</p> <p>(i) in excess of 100 but not in excess of 1,000 tonnes per year, but excluding facilities more than 500m from residential premises not associated with the facility; or</p> <p>(ii) in excess of 1,000 tonnes per year;</p> <p>but excluding processing of wet sand.</p>		
	<p>Dredging</p>	<p>The conduct of capital dredging being: the excavation of more than 10m³ of material from the bed of any marine or inland waters by any digging, cutting, suction or any other means and any associated disposal of dredged material to land or waters, but excluding:</p> <p>(a) maintenance dredging;</p> <p>(b) works associated with the establishment of a visual aid; or</p> <p>(c) any lawful fishing or recreational activity.</p> <p>In this referral trigger:</p>		

		<p>marine waters has the same meaning as in Section 3 of <i>Environment Protection Act 1993</i>.</p> <p>maintenance dredging means the excavation of material from the bed of any marine or inland waters by any digging, cutting, suction or any other means for the purpose of maintaining a previously dredged (approved) depth, width and area in marine or inland waters.</p>		
	Coal handling and storage	The handling of coal or carbonaceous material by any means or the storage of coal, coke or carbonaceous reject material at facilities with a total handling capacity exceeding 100 tonnes per day or a storage capacity exceeding 5,000 tonnes.		
	Extractive industries	The conduct of operations involving extraction, or extraction and processing (by crushing, grinding, milling or separating into different sizes by sieving, air elutriation or any other manner), of sand, gravel, stone, shell, shale, clay or soil, being operations with an extraction production rate exceeding 100,000 tonnes per year.		

Other	Aerodromes	<p>The conduct of facilities for commercial or charter aircraft take-off and landing, being facilities estimated to be used for:</p> <ul style="list-style-type: none"> (a) more than 200 flight movements per year but excluding facilities more than 3km from residential premises not associated with the facilities; or (b) more than 2 000 flight movements per year in any case. 		
	Fuel burning	<p>The conduct of works or facilities involving the use of fuel burning equipment, including flaring (other than flaring at hydrocarbon storage or production works that do not have a total storage capacity or total production rate exceeding the levels respectively specified in 'Hydrocarbon storage or production works') or incineration, where the equipment alone or in aggregate is capable of burning combustible matter-</p> <ul style="list-style-type: none"> (a) a rate of heat release exceeding 5MW; or (b) at a rate of heat release exceeding 500KW and the products of combustion are used: <ul style="list-style-type: none"> (i) to stove enamel; or (ii) to bake or dry any substance that on heating releases dust or air impurities. 		

<p>Helicopter landing facilities</p>	<p>The conduct of facilities designed for the arrival and departure of helicopters, but excluding:</p> <ul style="list-style-type: none"> (a) facilities that are situated more than 3km from residential premises not associated with the facilities; or (b) facilities at the site of an activity authorised under the <i>Mining Act 1971</i>, the <i>Petroleum and Geothermal Energy Act 2000</i>, the <i>Petroleum (Submerged Lands) Act 1982</i> or the <i>Roxby Downs (Indenture Ratification) Act 1982</i>. 		
<p>Marinas and boating facilities</p>	<p>The conduct of facilities comprising pontoons, jetties, piers or other structures (whether on water or land) designed or used to provide moorings or dry storage for:</p> <ul style="list-style-type: none"> (a) 50 or more powered vessels at any 1 time; or (b) works for the repair or maintenance of vessels with the capacity to handle 5 or more vessels at any one time or vessels 12m or more in length. 		
<p>Motor racing or testing venues</p>	<p>The conduct of facilities designed and used for motor vehicle competitions or motor vehicle speed or performance trials, but</p>		

		excluding facilities that are situated more than 3km from residential premises not associated with the facilities.		
	Shooting ranges	The conduct of facilities for shooting competitions, practice or instruction (being shooting involving the propulsion of projectiles by means of explosion), but excluding facilities that are situated more than 3km from residential premises not associated with the facilities.		
	Desalination plants	The conduct of a desalination plant that has a production capacity exceeding 200 kilolitres of desalinated water per day, and includes- (a) an underground desalination plant; and (b) a number of underground desalination plants within any 1 square kilometre area that, in aggregate, have a production capacity exceeding 200 kilolitres of desalinated water per day, but does not include- (c) a plant that disposes of all of its wastewater to a wastewater management system that is the subject of a licence; or		

		<p>(d) a plant that produces 2 megalitres or less of wastewater per year;</p> <p>In this referral trigger:</p> <p>underground desalination plant means a plant having a system comprised of a borehole, submersible pump and associated equipment for the desalination below the ground of underground water;</p> <p>underground water means water occurring naturally under the ground or introduced to an aquifer or other area under the ground.</p>		
	<p>Discharges to marine or inland waters</p>	<p>The conduct of operations, other than a desalination plant referred to in this table), involving discharges into marine waters or inland waters where-</p> <p>(a) the discharges:</p> <ul style="list-style-type: none"> (i) raise the temperature of the receiving waters by more than 2 degrees Celsius at any time at a distance of 10m or more from the point of discharge; or (ii) contain antibiotic or chemical water treatments; and 		

		(b) the total volume of the discharges exceeds 50kl per day.		
	Saline water discharge	An activity involving the discharge to land, surface water or underground water of more than 0.5MI of water per day containing more than 1 500mg of total dissolved solids per litre.		
	Cremation or incineration of human or animal remains	<p>The conduct of a facility for the cremation or incineration of human or animal remains by means of thermal oxidation using fuel burning equipment.</p> <p>In this referral trigger:</p> <p>human or animal remains does not include-</p> <p>(a) medical waste; or</p> <p>(b) cytotoxic wastes; or</p> <p>(c) quarantine waste</p> <p>Cytotoxic wastes means waste that is toxic to living things.</p>		
	Land Division	Land division creating 1 or more additional allotments for residential purposes within 500 metres of land used as a landfill waste depot.		To provide expert technical assessment and advice to the relevant authority on the appropriateness of further residential opportunities being

				established within close proximity to landfill waste depots, due to potential health and safety impacts.
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Part 9.2 Referral Body: The Minister responsible for the administration of the Natural Resources Management Act 2004

Referral Body: The Minister responsible for the administration of the Natural Resources Management Act 2004

Referral Category	Development Type	Purpose of referral
Dams	<p>Except where located within the River Murray Protection Area Overlay, 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:</p> <p>(a) flowing in a watercourse that is not in the Mount Lofty Ranges Catchment (Area 1) Overlay or Mount Lofty Ranges Catchment (Area 2), and</p> <p>(b) that is not prescribed or flowing over any other land that is not in a Prescribed Surface Water Area Overlay or in the Mount Lofty Ranges Water Protection Area Overlay,</p> <p>and where it is contrary to a Natural Resources Management Plan applying in the region of the development site.</p>	To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources.
Commercial Forestry	Development that involves a change in use of land for the purposes of undertaking commercial forestry for which a permit would be required	To provide expert assessment and direction to the relevant authority on potential

Referral Body: The Minister responsible for the administration of the Natural Resources Management Act 2004

Referral Category	Development Type	Purpose of referral
	under section 127(3) of the <i>Natural Resources Management Act 2004</i>	impacts from such development on water resources.

Part 9.3 Referral Body: Technical Regulator

Referral Body: Technical Regulator

Referral Category	Development Type	Purpose of referral
Building Near Powerlines	Development that involves the construction of a building where a declaration has not been given under Schedule 8 -11 of the <i>Planning, Development and Infrastructure Regulations 2019</i> , other than where the development is a building that is intended only to house, or that constitutes, electricity infrastructure (within the meaning of the <i>Electricity Act 1996</i>) or is limited to: (a) an internal alteration of a building; or (b) an alteration to the walls of a building but not so as to alter the shape of the building.	To provide expert technical assessment and direction to the relevant authority on: <ul style="list-style-type: none"> • potential impacts of development on electricity infrastructure; and • potential safety issues relating to development in close proximity to electricity infrastructure.

Part 9.4 Referral Body: Minister for the time being administering the Aquaculture Act 2001

Referral Body: Minister for the time being administering the <i>Aquaculture Act 2001</i>		
Referral Category	Development Type	Purpose of referral
Aquaculture Development	Aquaculture development, other than development which involves an alteration to an existing or approved development which in the opinion of the relevant authority is minor in nature.	To provide expert technical assessment and direction to the relevant authority on matters which may impact upon the associated license required for aquaculture development under the <i>Aquaculture Act 2001</i> .

Part 10 – Table of Amendments

Table of amendments

Nil