

Daddow Court and Abbott Drive, Kadina Code Amendment
22ADL-0133
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Daddow Court and Abbott Drive, Kadina Code Amendment

By Lasopail Pty Ltd (the Designated Entity)

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Have Your Say

This Code Amendment is proposing to rezone land located at Lot 300 Daddow Court, Kadina from Deferred Urban to Neighbourhood. The amendment seeks to amend the planning policy to facilitate low density development envisaged by the landowners. The Affected Area is 28ha and adjacent to a residential estate which is zoned Neighbourhood and nearing capacity.

This Code Amendment is on consultation from 26 June 2023 to 5:00pm 7 August 2023.

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

Submissions can be made in the following ways:

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

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



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

- c) Via post to:

Daddow Court and Abbott Drive, Kadina Code Amendment
12/154 Fullarton Road
ROSE PARK SA 5067

- d) A one-on-one meeting with the project team. Bookings can be made by contacting Emma Williams on (08) 8333 7999 or via email at feedback@codeamendments.com.au

1. What is the Planning and Design Code?

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

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

1.1 Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, sub zones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. An outline of the Code Framework is available on the SA Planning Portal.

1.2 Overlays

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

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

1.3 Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

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

1.4 Sub Zones

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

1.5 General Development Policies

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

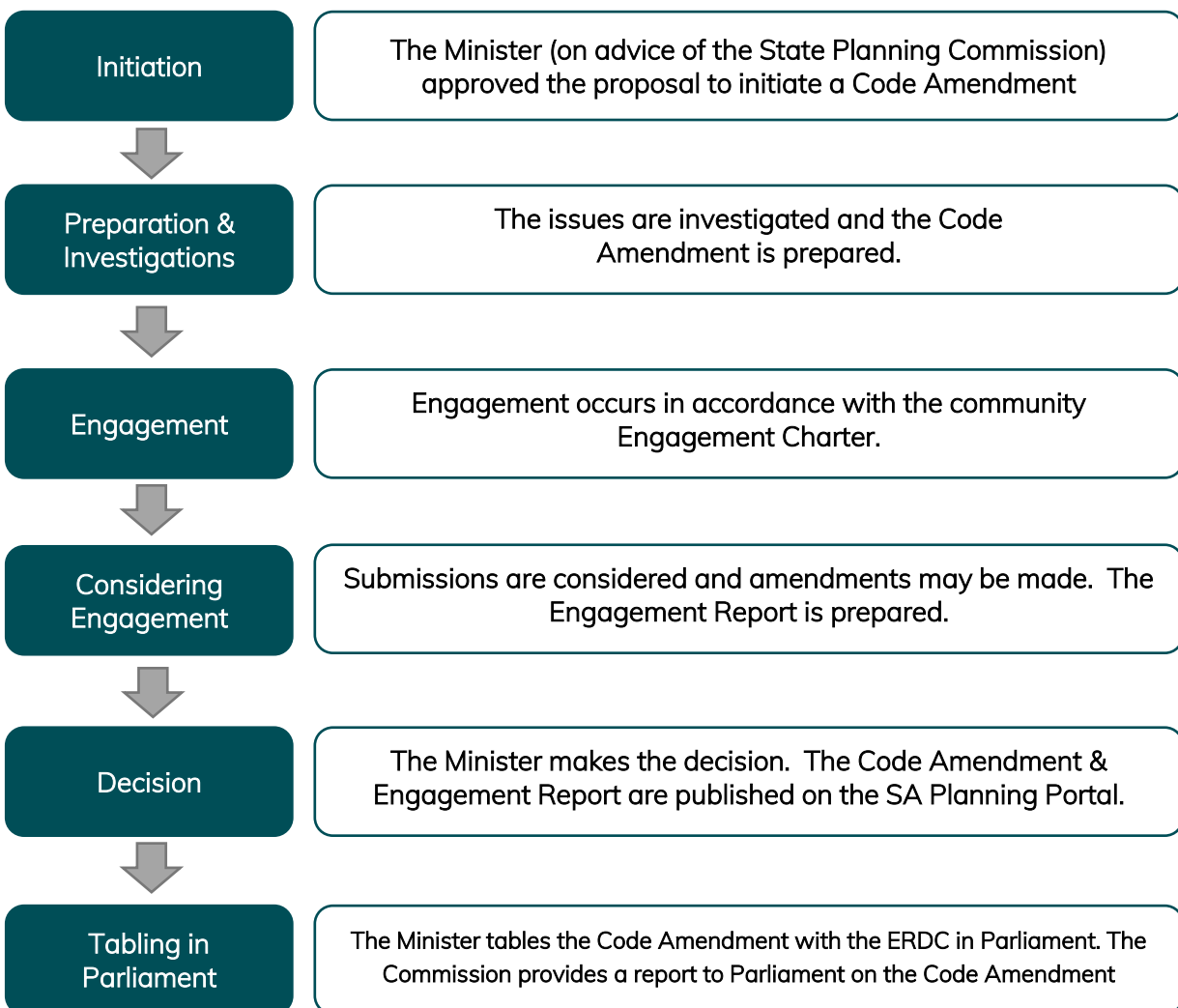
1.6 Amending the Planning and Design Code

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

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

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

The Commission provided independent advice to the Minister for Planning on the Proposal to initiate this Code Amendment. The Commission will also provide a report on the Code Amendment (including compliance with the Community Engagement Charter) at the final stage.



2. What is Proposed in This Code Amendment?

2.1 Need for the Amendment

The Designated Entity, Lasopail Pty Ltd, is proposing a Code Amendment to support the redevelopment of 28ha of land at Lot 300 Daddow Court, Kadina (Affected Area). The site is currently utilised for cropping and is on the fringe of the Kadina township. The adjacent land to the west is zoned Neighbourhood and has recently been developed with little capacity remaining for future development. The location of the land presents the opportunity for the expansion of residential development and provides a logical expansion of the Neighbourhood Zone.

The Affected Area is zoned Deferred Urban and seeks development comprising farming (broad acre cropping, grazing) and/or low-intensity animal husbandry. The Deferred Urban Zone limits land division which in turn restricts the ability for residential development to occur. The desired outcome of the Deferred Urban Zone calls for the safeguarding of land for future urban growth. The Affected Area is now ready to establish urban growth for Kadina and extend the existing residential area.

The Code Amendment proposal therefore seeks to establish a planning policy framework that supports the redevelopment of the Affected Area for low density residential development. It will capitalise on land that has been strategically identified for residential development.

2.2 Affected Area

The proposal seeks to amend the Code for the Affected Area, being the land within the Copper Coast Council and identified as Lot 300 Daddow Court, Kadina within Certificate of Title 5946/351. As shown in Figure 1 and in the map in **Attachment A**:

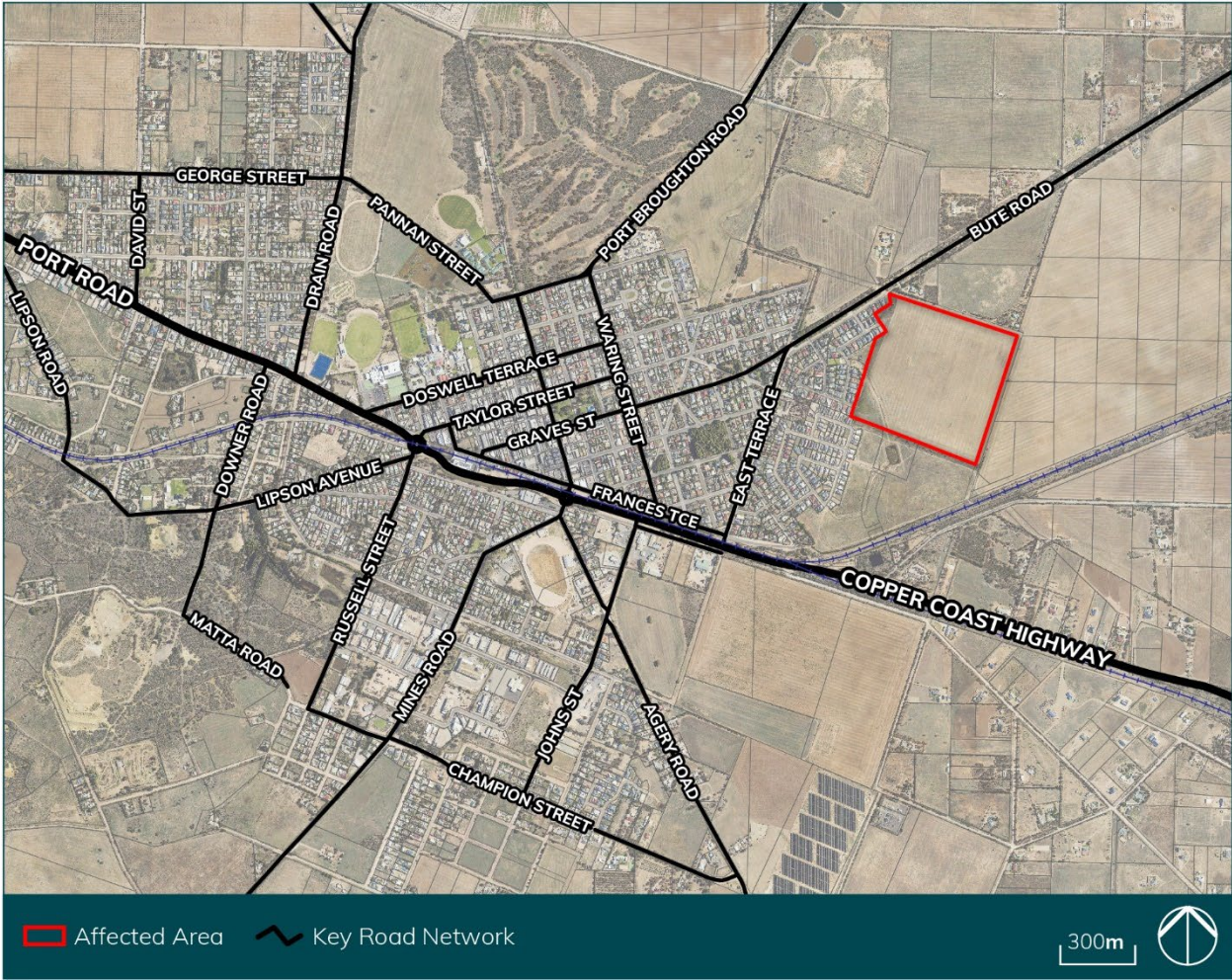


Figure 1 Affected Area (CT5946/351)

2.3 Summary of Proposed Policy Changes

2.3.1 Current Code Policy

The Affected Area is currently located in the Deferred Urban Zone as illustrated in Figure 2. An extract of the current Code content and maps is included in **Attachment C**.

Deferred Urban Zone

The Deferred Urban Zone seeks to safeguard land for future urban growth. The zoning calls for development that is not detrimental or does not impact the future servicing and conversion of the land for urban growth. It limits land division to the correction of boundary anomalies or to support the provision of public infrastructure. The existing Zone boundaries are shown in Figure 2 below.

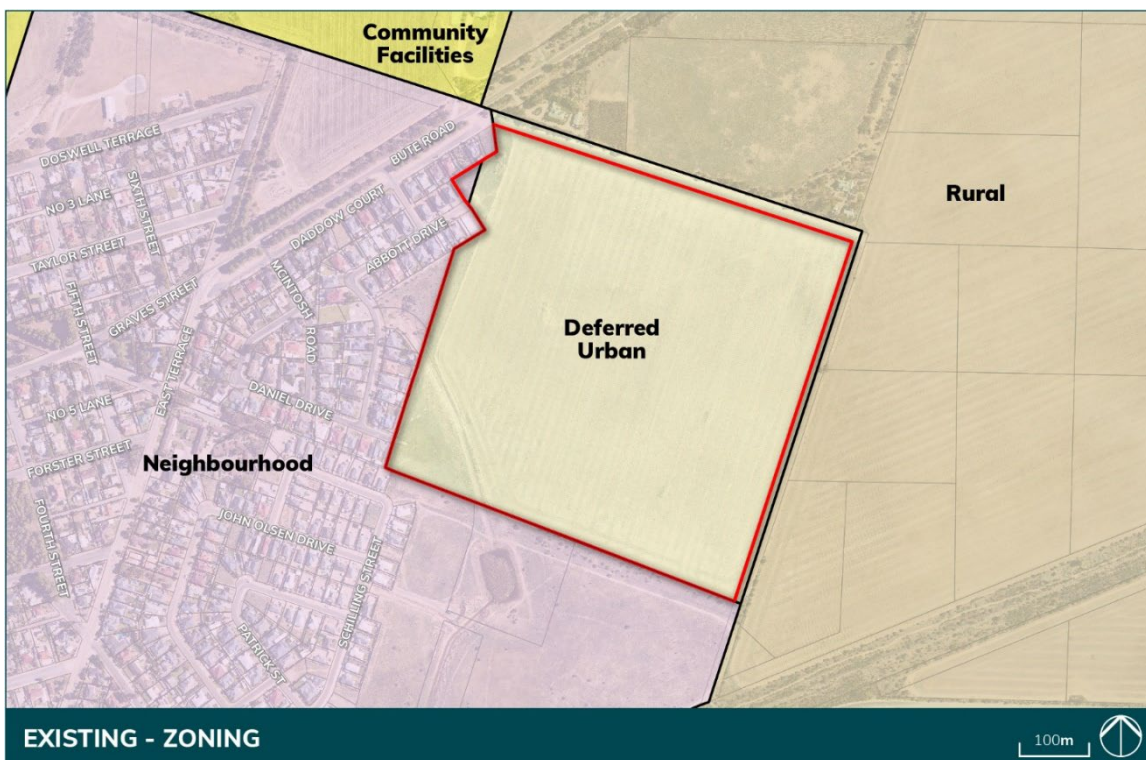


Figure 2 Existing Zoning

Extract of Existing Deferred Urban Code Policies

DO1 To safeguard land for future urban growth

PO1.1 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

Development comprising farming (broad acre cropping, grazing) and/or low-intensity animal husbandry.

Current Overlays

Overlays are the primary mechanism to spatially express State Planning Policies (high level strategic planning policies that are set by the State) as they pick up location-specific planning issues of state interest. Overlays can span multiple zones and sub zones, and more than one Overlay can apply to the same area. Overlay policies take precedence over other Code policies. Table summarises the Overlays that currently apply to the Affected Area.

Overlay	Purpose and impact on development
Affordable Housing	The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed-use development.
Hazards (Bushfire – Regional)	The Hazards (Bushfire – Regional) Overlay seeks to ensure development is located to minimise the threat and impact of bushfire on life and property and facilitate access for emergency service vehicles in regional areas.
Hazards (Flooding – Evidence Required)	This Overlay applies where the flood risk is unknown. It adopts a precautionary approach to mitigate impacts of potential flood risk. Development should include measures to prevent the entry of water, including through appropriate minimum finished floor levels.
Key Outback and Rural Routes	The Key Outback and Rural Routes Overlay aims to ensure safe and efficient vehicle movement and access is provided along key outback and rural routes.
Native Vegetation	The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.
Water Resources	The Overlay seeks to protect the quality of surface waters in South Australia. The policy seeks to protect existing watercourses and avoids interfering with existing hydrology.

Table 1 Existing Overlay Summary of the Affected Area

2.3.2 Proposed Code Policy

The proposed policy changes are supported through the analysis and investigations set out in **section 4 and 5** of this report. This Code Amendment is required to select the zone that ‘best fits’ the development outcomes. It is not possible to create a new zone or subzone as a private entity, or to alter the content of zones or overlays.

Based on a full review of the Code Library (i.e. all of the policies within the Code), the Neighbourhood Zone is proposed. The proposed Neighbourhood Zone is identical to the existing Neighbourhood Zone to the west and south of the Affected Area.

The proposed zoning is shown below in Figure 3.

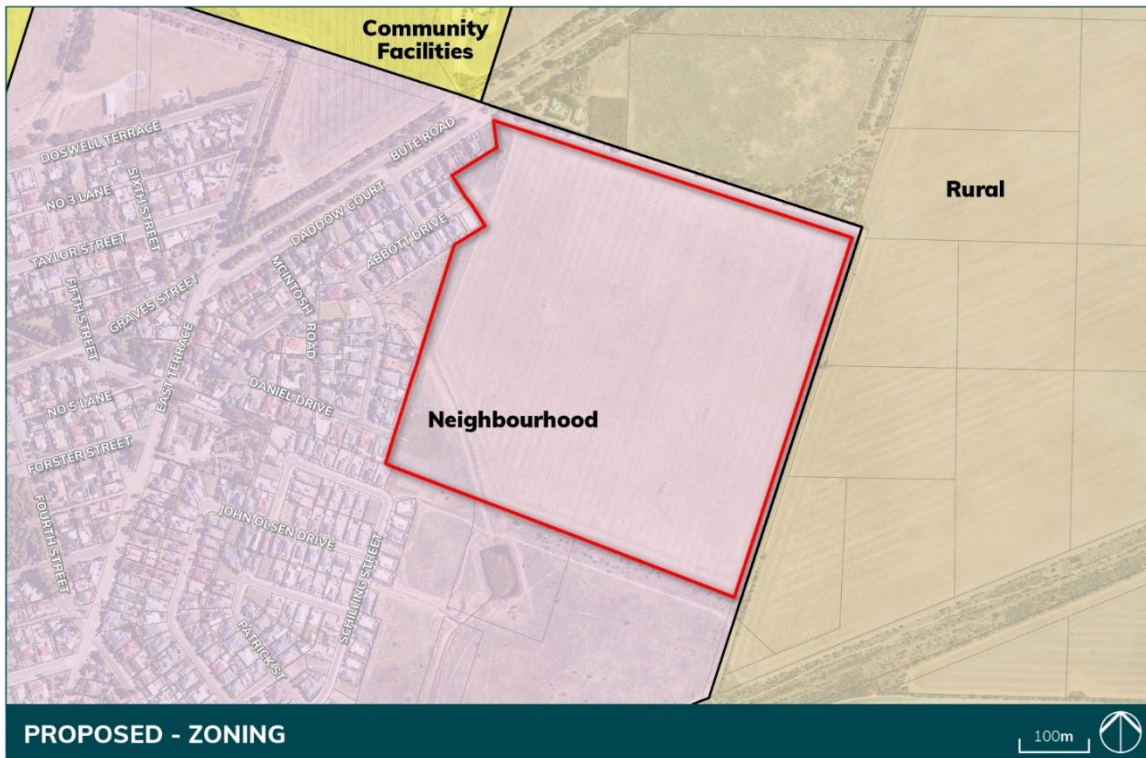


Figure 3 Proposed Zoning

Neighbourhood Zone

The Deferred Urban Zone is proposed to be replaced with the Neighbourhood Zone over the whole of the Affected Area.

The Zone envisages the development of housing which supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.

The Zone has been selected on the basis that the polices:

- Support residential development which complements the existing context and adjacent pattern of development.
- Enables a range of local circumstances to be recognised in policy through Technical and Numerical Variations (variations to numerical standards such as allotment size and building height).
- Primarily accommodate residential development including ancillary buildings and structures like sheds, garages and shade structures.

Relevant Code Policies

DO1 Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.

PO 1.1 Predominantly residential development with complementary non-residential uses that support and active, convenient, and walkable neighbourhood.

DTS/DPF1.1 Development comprises one or more of the following:

- Ancillary accommodation
- Community facility
- Consulting room
- Dwelling
- Educational establishment
- Office
- Outbuilding
- Pre-school
- Recreation area
- Retirement facility
- Shop
- Supported accommodation.

The proposed policy changes are shown in **Attachment D**.

Technical and Numeric Variations

It is proposed that TNV's are introduced to the Affected Area. The existing TNVs that apply to the adjacent land within the Neighbourhood Zone are proposed to apply to the Affected Area to ensure consistency with the adjacent pattern of development and dwelling context.

The relevant TNVs are shown in **Attachment D** and are set out below:

- Maximum Building Height: 9m or 2 levels
- Minimum Frontage: 15 metres
- Minimum Site Area: 450sqm

Overlays

It is proposed that the Water Resources Overlay be removed from the Affected Area. The Water Resources Overlay is a buffer to the stormwater detention basin located on the southern site. As seen in Figure 4 below, the buffer covers a very small portion of the Affected Area. We propose the Overlay boundary aligns with the allotment boundary.

It is proposed that the Affordable Housing Overlay be applied to entirety of the site. This is consistent with the adjacent Neighbourhood Zoned land.



Figure 4 Existing Water Resources Overlay

Table 2 illustrates the overlays to be applied to the Affected Area.

Updated Overlays	Purpose and impact on development
Affordable Housing	The overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed-use development. Note: this overlay currently applies to a small portion of the land. It is proposed to be applied to the entirety of the Affected Area.
Existing Overlays	Purpose and impact on development
Hazards (Bushfire – Regional)	The Hazards (Bushfire – Regional) Overlay seeks to ensure development is located to minimise the threat and impact of bushfire on life and property and facilitate access for emergency service vehicles in regional areas.

Updated Overlays	Purpose and impact on development
Hazards (Flooding – Evidence Required)	This Overlay applies where the flood risk is unknown. It adopts a precautionary approach to mitigate impacts of potential flood risk. Development should include measures to prevent the entry of water, including through appropriate minimum finished floor levels.
Key Outback and Rural Routes	The Key Outback and Rural Routes Overlay aims to ensure safe and efficient vehicle movement and access is provided along key outback and rural routes.
Native Vegetation	The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Table 2 Summary of Proposed Overlays

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

3.1 Engagement

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

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

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

The engagement that is occurring for this Code Amendment can be summarised as follows:

- Letters will be sent to adjacent landowners and occupiers, the Council, relevant state agencies (PIRSA, CFS, EPA and DIT), utility providers, local members of parliament, state members of parliament and the Local Government Association.
- Fact sheet to explain the Code Amendment and why it is relevant to stakeholders.
- Publication of a public notice on the SA Planning Portal and Plan SA website update.
- Online survey to seek feedback via the Plan SA website and Survey Monkey.
- One-on-one meetings will be held with landowners as required.

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

Aspects of the Code Amendment which stakeholders and the community can influence are:

- The spatial application of zones.
- The spatial application of technical and numeric variations.
- The spatial applications of the overlays.
- The introduction and layout of the proposed Concept Plan.

Aspects of the project which stakeholders and the community cannot influence are:

- The creation or amendment of new policy content within the overlays, zones, sub zones or general policies contained within the Planning and Design Code that affect other areas of the state
- The expansion of the geographic extent of the amendment or the Affected Area.

3.3 What will Happen with my Feedback?

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

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

Each submission will be entered into a register and you will receive an email acknowledging receipt of your submission. Your submission will be published on the SA Planning Portal. Personal addresses, email and phone numbers will not be published, however company details will be.

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

The Engagement Report will summarise:

- How the consultation was communicated.
- What engagement was undertaken.
- Feedback received across all mechanisms.
- What was heard.
- How feedback influenced Code Amendment recommended to the Minister for Planning.

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

3.4 Decision on the Code Amendment

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

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

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

3.5 Closing the Loop

Closing the loop of stakeholder engagement will comprise of the following activities:

- Letter/email to those involved in the engagement communicating about final Code Amendment, engagement summary report and link to evaluation survey Following conclusion of engagement.
- Website updates (SA Planning Portal) providing final Code Amendment and engagement summary report Following conclusion of engagement.

4. Analysis

The following section summarises the investigations that have been undertaken to support this Code Amendment. It includes an analysis of the proposed rezoning against strategic planning instruments and policies.

4.1 Strategic Planning Outcomes

4.1.1 Summary of Strategic Planning Outcomes

The scope of the Amendment is to introduce a policy framework that facilitates low density residential development.

The rezoning will support development in a currently underdeveloped area which is well serviced by an established township. The current Deferred Urban Zoning has earmarked the land for future residential development with the timing now appropriate to rezone and develop the Affected Area.

The expansion of the Kadina township over the Affected Area is a logical and orderly form of development. As identified in the Yorke Peninsula Regional Land Use Framework, Kadina needs to cater for anticipated urban growth. The amendment is aligned with the Land Use Framework.

The township of Kadina plays an important role as the major retail and commercial hub in the region as detailed in the Yorke Peninsula Regional Land Use Framework. Additional housing supply that is well connected to these services is important to Kadina and the Yorke Peninsula.

With the land having been strategically identified and zoned for future development, it is logical that the policy framework now supports residential land use.

The strategic planning outcomes for the site include:

- Orderly development within the existing township which is well serviced by community services and infrastructure.
- A policy setting that supports a diversity of housing options.
- Respond to demand for residential development.
- Manage the interface with rural land through an allotment plan and buffer zones.

Overall, the proposal to rezone the Affected Area will enable the development of a strategic land parcel that has been set aside for future development. The rezoning will support development that is complementary to the character and pattern of existing development.

4.1.2 Consistency with the State Planning Policies

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

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

This Code Amendment is consistent with the State Planning Policies as shown in **Attachment E**. Some of the policies include:

1- Integrated Planning

The Code Amendment seeks to provide further opportunity for residential development in a sequential and timely manner. It will support growth and intensification of land use on a strategically identified site.

The approach will enable the cost-effective and timely delivery of infrastructure and expansion of the township footprint. Dwellings will be integrated with, and connected to, the range of services, facilities and infrastructure needed to support liveable and walkable neighbourhoods.

2 - Design Quality

The rezoning will allow for high-quality residential development that is of a scale appropriate to its context. It will ensure management of interface between residential and rural areas as well as management of environmental matters.

6 - Housing Supply and Diversity

The rezoning will respond to demand for residential development and provide a diversity of housing options.

8 - Primary Industry

The Code Amendment and future development will ensure the equitable management of the interface between primary production and other land use types, especially at the edge of urban areas. The current zoning of the Affected Area has identified it for future residential development and not for primary production.

4.1.3 Consistency with the Regional Plan

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

The Commission has identified that the existing volumes of the South Australian Planning Strategy, prepared under the *Development Act 1993*, will apply until such time as the new Regional Plans are prepared and adopted. Refer to the SA Planning Portal for more information on the Commission's program for implementing Regional Plans throughout South Australia.

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

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

The relevant Regional Plan is the Yorke Peninsula Regional Land Use Framework. This plan includes 20 objectives to deliver an integrated vision for the Yorke Peninsula Region. They are:

1. Recognise and protect the region's environmental assets.
2. Ensure efficient use of water and energy.
3. Protect people and property from exposure to hazards.
4. Ensure effective management of waste, wastewater and stormwater.
5. Identify and protect places of heritage and cultural significance.
6. Protect and build on the region's strategic freight transport, storage and processing infrastructure.
7. Provide serviced and well-sited industrial land to meet projected demand.
8. Retain and support ongoing Defence industries operations.
9. Retain and strengthen the economic potential of high-quality agricultural land.
10. Expand intensive livestock production and processing between Snowtown and Hamley Bridge.
11. Strengthen local aquaculture and fishing industries.
12. Safeguard mineral resources and encourage further exploration and mining.
13. Reinforce Yorke Peninsula as a preferred coastal and nature-based tourist destination.
14. Focus commercial development in key towns and ensure it is well sited and designed.
15. Realise efficiencies in waste management and foster the resource recovery industry.
16. Foster sustainable alternative energy and water supply industries.
17. Reinforce the role, functionality and vibrancy of towns and settlements.
18. Strategically plan and manage township growth, with coastal areas a priority.
19. Design towns to provide safe, healthy, accessible and appealing environments.
20. Provide residential land to enable a supply of diverse, affordable and sustainable housing to meet the needs of current and future residents and visitors.

These objectives above are supported by several more specific strategies. These strategies have been set to guide the delivery of outcomes sought by the Plan. Strategies specific to this Code Amendment are provided below:

- 1.1 Prevent adverse impacts of land use and development on the quality and functioning of water ecosystems, including dryland salinity, erosion of river banks, overuse of resources and pollution.

- 1.2 Retain natural drainage patterns and design housing, roads and open space around watercourses and natural contours, and make provision for buffers.
- 1.6 Locate and design development to prevent further loss, degradation and fragmentation of native vegetation, on public and private land, including within townships.
- 1.8 Undertake ecological investigations and impact assessment specific to areas proposed to be rezoned or developed, taking into account cumulative impacts.
- 2.1 Incorporate efficient use of water into the design and planning of residential and industrial developments and clusters/subdivisions, including innovative water capture, treatment, storage and re-use practices.
- 2.2 Maximise the use of rainwater, treated wastewater and stormwater in industrial, commercial, residential and recreation developments.
- 2.3 Reduce energy requirements of industrial and residential buildings and estates by:
 - Requiring energy efficient design to ensure buildings are cooler in summer and warmer in winter.
 - Actively supporting the use of renewable energy options in building designs and subdivisions.
 - Consolidating townships and strengthening the role and function of centres to reduce the need to travel, support regional passenger transport networks, and enable people to undertake a number of activities in one location.
 - Strategically clustering and locating export industries in locations with high proximity to freight corridors, ports and intermodals to increase the efficiency of freight movement.
 - Providing for walking and cycling within townships through the provision of safe and convenient linkages and bicycle parking facilities.
- 3.2 Plan development to prevent the creation of hazards - including through erosion, site contamination, air and noise pollution, disturbing or mobilising acid sulphate soils, diversion of water courses or impeding the flow of flood waters.
- 4.1 Manage waste in accordance with the principles of reducing, recovering and recycling, by ensuring settlements and developments incorporate appropriate space, facilities, access and construction methods.
- 4.2 Manage stormwater to reduce risk of flood and pollution, improve water quality, and maximise opportunities for reuse.
- 5.2 Involve Aboriginal people and the State Government's Aboriginal Affairs and Reconciliation Division early in the planning or development process, to assist in identifying and protecting sites of cultural significance and for guidance in relation to Native Title and Indigenous Land Use Agreement requirements.
- 9.1 Prevent loss of productive agricultural land to other uses and through potential conflict with incompatible uses by:
 - focusing housing (including rural living) and industrial development within townships and industrial estates, unless directly related to primary industry.
 - preventing fragmentation of agricultural land.

- managing interfaces with residential areas.
- 10.1 Establish and maintain functional buffers between residential uses and existing/potential areas for intensive animal keeping.
- 17.1 Reinforce the major commercial and service role of Kadina, as the focus of major retail, commercial, administrative, education, health, justice and recreational developments in the region.
- 20.3 Ensure housing is designed in accordance with desired character of the area.
- 20.4 Ensure zoning promotes a range of housing types and densities to enable people to stay within their community as their housing needs change – young people, couples, families, older people.
- 20.5 Locate higher density housing near town centres of larger service towns.
- 20.6 Provide a range of accommodation for older people and people with a disability.

4.1.4 Consistency with other Key Strategic Policy Documents

Additional documents may relate to the broader land use intent within the scope of this proposed Code Amendment (or directly to the Affected Area) and therefore are identified for consideration in the preparation of the Code Amendment.

Table identifies other documents relevant to the proposed Code Amendment:

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
Copper Coast Council Strategic Plan 2019-2029	<p>Social Objective – Wellbeing</p> <p>1.4 Public Order and Safety: To play a lead role in the development of a safe and orderly community for all residents.</p> <p>Environmental Objective – Sustainability</p> <p>2.5 Natural Environment: To preserve and enhance the natural environment.</p> <p>2.12 Sewerage and Waste: To provide and maintain sewerage and solid waste infrastructure to all our communities.</p> <p>2.13 Water Supply: To facilitate and lobby for a reliable water infrastructure and potable water supply.</p> <p>2.15 Stormwater: To reduce the impact of flooding on people and their property through effective stormwater infrastructure and management.</p>

Table 3 Regional Plan priorities

5. Investigations

5.1 Investigations Undertaken

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

- Locality description
- Community profile
- Land supply and demand
- Aboriginal heritage register
- Utilities planning
- Stormwater investigations
- Bushfire investigations
- Native vegetation and biodiversity
- Traffic and transport
- Site contamination
- Design analysis
- Interface

Further details on investigations undertaken in support of the Code Amendment are included in **Attachment F**.

5.2 Locality Description

The Affected Area has an area of 28ha with primary access from Bute Road. The Affected Area is adjacent to a recently developed residential area with the Code Amendment seeking to extend this pattern of residential development.

The Affected Area is located on the eastern fringe of the Kadina township. The land is relatively flat and currently utilised for cropping. A stormwater channel runs through the south-western corner of the allotment and connects to a stormwater basin on an adjacent allotment to the south.

The land to the north and east of the Affected Area consists of rural allotments utilised for cropping and grazing. To the north are two dwellings on large allotments. The land to the south has an active land division proposal over it. It is understood that this division is nearing approval. The future development of the Affected Area will ensure a consistent pattern of development with the land to the south and west. To the west is the recently established residential area containing low density housing.

The Affected Area is located:

- Approximately 1km from main activity centre which contains, shops, professional and medical services.
- Approximately 1 km from the Copper Coast Highway.
- Approximately 1.6km from Kadina Memorial School.

- Approximately 1.5km from Harvest Christian College.
- Approximately 1.7km from Copper Coast Sport & Leisure Centre.

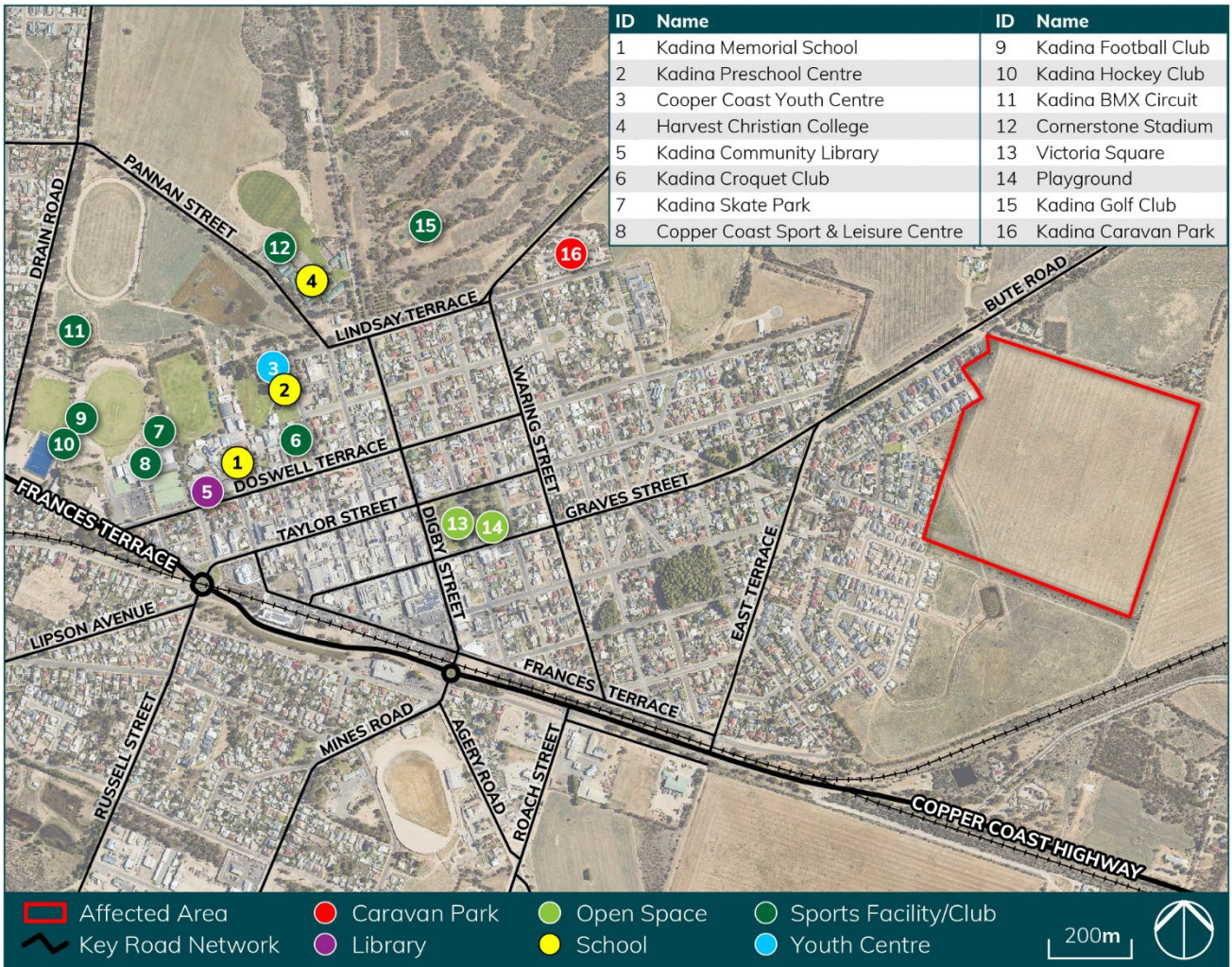


Figure 5 Location of Services

5.3 Community Profile

A high-level community profile has been prepared with the use of Australian Bureau of Statistics Census Data¹ in order to better understand the needs of the community in proximity to the Affected Area. The following presents the demographic characteristics of interest for the suburb of Kadina and where they contrast noticeably from the rest of South Australia as a comparison.

Age and population

- Population of 5,414 people with a median age of 45.
- Slightly lower proportions of Children 0 - 9 years old compared to SA, 10.2% compared to 11.1%.
- Slightly higher proportions of people aged 10-19 compared to SA, 13.1% compared to 11.5%.
- Slightly higher proportion of people aged 60 – 69 compared to SA, 13.9% compared to 11%.
- Slightly higher number of elderly aged 85 and over compared to SA, 3.4% compared to 2.7%.

Education

- Lower proportions of people attending university or tertiary education compared to SA (4.2% for Kadina compared to 16.7% for SA).
- Lower proportion of people have attained a Bachelor Degree or above compared to SA (8.5% compared to 22.7% SA)
- Slightly higher proportions of people who have a highest level of education attainment of Year 10 compared to SA (14.2% compared to 9.4% for SA).
- Higher percentage of people with Certificate Level III attainment than SA. (17.7% compared to 14% for SA).

Cultural and language diversity

- Australian, English, German, Scottish and Irish ancestry are most common with Scottish and Irish being a lower proportion compared to SA. Australian, English and German are slightly higher in proportion compared to SA.
- Aboriginal and/or Torres Strait Islander people comprise 4.3% of the population, higher than SA of 2.4%.
- A higher proportion of Kadina residents were born in Australia compared to the rest of South Australia. (86.5% of Kadina born in Australia, compared to 71.5% for SA).
- Higher proportion of both parents born in Australia. Of those with parents who were born overseas they predominantly hailed from England, Scotland and Netherlands.

¹ Using 2016 and 2021 Census data for the Kadina Suburb - accessed 23/11/22
<https://abs.gov.au/census/find-census-data/quickstats/2021/405041124>

- 91.9% of Kadina's population speak only English at home which is higher than the rest of SA at 77.6%.

Employment

- A slightly lower proportion of Kadina's population are employed full time compared to SA (50% compared to 54.1% for SA).
- A slightly higher number and employed part time compared to SA (38.3% compared to 35% for SA).
- Similar proportion of persons are unemployed compared to SA (5.6% for Kadina and 5.4% for SA).
- Community and Personal Services Workers and Technicians and Trades Workers are the most common occupations in Kadina.
- Median weekly household incomes are slightly lower to South Australian proportions (\$1,155 compared to \$1,455 for SA)
- Similar proportions of Kadina residents did unpaid domestic work and cared for children compared to SA.
- Kadina also has higher rates of volunteering compared to SA.

Family/household composition

- Higher proportions of couples without children (47.2% compared to 41% for SA)
- Kadina has lower proportions of couple families with children (33.6% compared to 40.8% for SA).
- Kadina has a slightly lower proportions of families with couples both working full time compared to SA (15.5% compared to 20.1% for SA).
- Kadina has a slightly higher proportion of couple families both not working compared to SA.
- Internet access levels from dwellings is at 69.4%, which is lower than SA.

Socio-Economic Index Australia (SEIFA)

- The suburb of Kadina's SEIFA decile of 2 indicates that this area experiences socio-economic disadvantage².

Code Amendment Outcome

Kadina has a higher proportion of people aged 10 – 19 years old than South Australia as a whole. There are also a higher proportion of people 50 + than across South Australia as a whole. The demographics analysis shows that Kadina is a destination for a sea/tree change and needs appropriate levels of housing to support this population growth. Further to this there needs to be an appropriate supply of housing for younger people in the short to medium term to encourage them to live and work within the region.

² Deciles are ordered from lowest to highest, the lowest 10% of areas are given a decile number of 1 and so on, up to the highest 10% of areas which are given a decile number of 10. Decile 1 is the most disadvantaged relative to other deciles.

5.4 Land Supply and Demand Analysis

Background

A summary of residential supply and demand analysis was sought from a local real estate agent and through GIS data. These two sources of information have highlighted a shortage of residential land supply. This includes residential houses available for rent and sale as well as land zoned appropriately for residential development.

The information from the real estate agent was accurate as of 14 April 2023. The letter is available in **Attachment F**.

Key Findings

A summary of findings is detailed below:

- There are only 5 residential allotments currently for sale in Kadina.
- Newer homes are extremely sought after and affordable housing for first-time home buyers and young families are almost non-existent.
- There is demand across units, 3-bedroom and 4-bedroom properties for purchase and rent.
- Covid sea change has brought many people to the region with this change remaining popular.
- A summary of vacant allotments in the Neighbourhood Zone is shown below Table 4 Vacant allotments in Neighbourhood Zone. This information was prepared using GIS data from Council.

Vacant allotments in Neighbourhood Zone		
Area	Division yield	Number
<900 m ²	1	59
900-1,350 m ²	2	22
1,350-1,800 m ²	3	10
1,800-2,250 m ²	4	12
2,250-4,500 m ²	5-10	15
>4,500 m ²	>10	25
Total vacant allotments		143

Table 4 Vacant allotments in Neighbourhood Zone

Code Amendment Outcome

The Code Amendment will support the development of residential housing in Kadina. It is evident that there is a shortage of housing supply and a demand for a variety of dwelling types. Whilst there are some vacant allotments the supply is not significant or long term. Further to this it is the decision of the

landowner as to whether they choose to develop or subdivided their land. As such, much of the land would remain as development potential rather than land to be developed for future housing stock.

5.5 Aboriginal Heritage Register

Background

A search of the central archive, which includes the Register of Aboriginal Sites and Objects (the Register), administered by Aboriginal Affairs and Reconciliation (AAR) was undertaken for the Affected Area.

Key Findings

There are no entries for Aboriginal sites at Lot 300 Daddow Court, Kadina. Further consultation with Narungga Nation will be undertaken as part of the Community Engagement. The reports detailing these investigations are included in **Attachment F**.

5.6 Utilities Planning

FMG were engaged to prepare investigations to identify the infrastructure works required to support the proposed rezoning. The details are provided in **Attachment F** and are summarised in Table 5 below.

Utility Infrastructure	Response/Comment
Potable Water	No anticipated constraint on future development but subject to SA Water confirmation. Well connected with existing 100mm and 150mm mains in Daniels Drive and Abbott Drive.
Sewerage (CWMS - STEDS)	No constraint on future development. 2 x existing pump stations adjacent the site – likely to be at a suitable level for connection, but available capacity of pump stations unknown to FMG. There is a 150mm rising main that passes through the south west corner of the site to transfer effluent to the effluent ponds on the north side of town.
Telecommunications	No constraint on future development. Telstra and NBN to the western boundary of the site
Gas	Not available.
Electricity	No constraint on future development. LV and HV networks exist to the west of the site and can readily be extended. SAPN have advised that extra augmentation is unlikely.

Table 5 Utility Infrastructure Summary

Code Amendment Outcome

As the development is located adjacent to an existing residential area, the land is well serviced with utility infrastructure. All services required are provided along the western side of the Affected Area. Some upgrades will be required to service the development, however these can be reasonably achieved and will be negotiated through the land division proposal and design phases. As such, there are no barriers to rezoning from a utilities perspective.

A policy response to these matters is not required through this Code Amendment.

5.7 Stormwater Investigations

Background

FMG were engaged to prepare investigations to identify the stormwater requirements to support the required to support the proposed rezoning. The details are provided in **Attachment F** and are summarised below.

Key Findings

- The existing 1050mm diameter pipe links from the western side of the site through to an open channel adjacent Bute Road. This pipe has significant capacity and is understood to be upgraded at some point in the future with additional 2x1050mm pipes.
- The downstream open channel is considered to be “near capacity” therefore onsite detention will be required.
- Existing channel through the southwest corner of the site is an overland flow path for a significant catchment incorporating a large section of the township.
- Southern portion of site is subjected to minor flooding in the major storm and is classified as hazard rating “low”.
- Further information is required to understand the external flow that is required to be transferred through the site, and the trigger points for future upgrades of the Kadina Northeast Drainage (i.e. installation of future 2 x 1050mm pipe).
- Detention storage of ~3,000 m³ required to restrict flows from the site. This can be accommodated in proposed reserve areas.
- Minor allotment fill may be required along the southern portion of the site to ensure flood protection.

Code Amendment Outcome

The investigations show that from a stormwater and flooding perspective the land can be developed for its intended land use. There are several existing water sensitive design and stormwater management policies that Council can utilise during a future development application stage to manage stormwater.

As detailed, a detention basin will be required for storage. This to be accommodated in proposed reserve area.

5.8 Bushfire Investigations

Background

The Affected Area is within the Hazards (Bushfire – Regional) Overlay. The Overlay calls for development to respond to the relevant level of bushfire risk and be sited to mitigate the threat and impact of bushfire on life and property. This needs to factor in the increased frequency and intensity of bushfires as a result of climate change.

Key Findings

Development needs to facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

The CFS were consulted regarding the Code Amendment and future development with a summary of their comments below:

- The Bushfire Mapping Code Amendment is currently being undertaken by the State which will have implications on the existing Overlay.
- The direction was given to progress with the existing Overlay and the new policy can be applied to the Affected Area once it is ready. The timing of this Code Amendment is unknown.
- All properties will need to be design to a BAL of 12.5.
- Residential development will need to be appropriately setback from rural uses (this is measured from the closest external wall).
- Emergency vehicle access and evacuation needs to be considered i.e. upgrading the unmade road on the eastern boundary to an appropriate standard.
- Connection to SA Water reticulation system (hydraulic) is required.

Code Amendment Outcome

The above findings are predominantly related to the design and development application phase rather than the Code Amendment phase. Any future development application will need to ensure compliance with Hazard (Bushfire – Regional) or the new Overlay policy and relevant Code policy pending timing of the Code Amendment. The current policy includes:

Relevant Code Policies – Hazards (Bushfire – Regional)

Desired Outcome

DO 1 Development, including land division responds to the relevant level of bushfire risk and is sited and designed to mitigate the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.

DO 2 To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

Performance Outcome

PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.

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

PO 4. 1 Land division is designed to and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.

PO 4.2 Land division designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.

PO 4.3 Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.

PO 4.4 Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.

5.9 Native Vegetation and Biodiversity

Background

Environments by Design undertook investigations to inform the Code Amendment. A desktop review and site visit on 10/02/2023 summarised the site conditions and identified any areas of flora and fauna significance. The report provides advice in relation to:

- Significant and regulated trees.
- Assessment of the site for any vegetation protected under the *Native Vegetation (NV) Act 1991*.
- Identifying any areas of environmental significance that would restrict development in certain parts of the site.

Key Findings

Key findings of the analysis show:

- There are no significant or regulated trees on the Affected Area.
- No EPBC Act or NP&W Act fauna or flora species were identified as being impacted by the proposed development.
- Small areas of native vegetation were found at the Affected Area.
- The Affected Area is predominantly used for cropping.
- Given the low quality of the native vegetation reviewed at the site it is unlikely this development would impact on any recorded EPBC Act or NP&W Act species.

The key policies of the Native Vegetation Overlay are noted below:

- 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.
- Native vegetation clearance in association with development avoids significant wildlife habitat and movement corridors and rare, vulnerable or endangered plants species.
- Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.
- Land division 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, access ways, fire breaks, boundary fencing and potential building siting or the like.

Code Amendment Outcome

The Code Amendment is rezoning land currently zoned Deferred Urban and used for low level primary production activity. It is anticipated that the impact on flora and fauna will be minimal and any areas of interest can be managed. The Native Vegetation Overlay applies to the Affected Area.

Relevant Code Policies – Native Vegetation

Desired Outcome

DO 1 Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.

5.10 Traffic and Transport

Background

CIRQA were engaged to undertake traffic investigations to inform the Code Amendment. They have specifically provided advice in relation to the following based on an additional 250 residential allotments being developed:

- Anticipated traffic volumes.
- Access.
- Traffic distribution.
- Internal traffic arrangements.

Key Findings

The detailed report is available in **Attachment F** with the following points providing a summary of findings:

- Future traffic volumes would easily be accommodated on the surrounding road network.
- No change or alteration to the nature and function of any existing road or intersections would be required, unless it is determined that the unmade road to the north is to be developed. An unmade road also exists to the east.

- A new internal road network will be required to provide property access for future allotments within the site.
- New roadways should be designed in accordance with relevant standards and guidelines to provide low speed, walkable and cycle-able network.
- Traffic control treatments (basic shoulder widening) have been identified for the intersections of Bute Road with Bowey Way and a northern new road (the existing unmade road alignment). However, these may not be required should DIT accept a relocation of the speed zone changes to locate them within a 50 km/h zone (which is considered appropriate given the increased residential development anticipated). This will also impact on the need for left and right turn treatments at these intersections.
- Typical public transport services do not operate in Kadina.

State Initiatives

Port Wakefield Overpass and Highway Duplication - \$124.5 million in works to reduce traffic congestion on two important State Highways and improve safety on one of the State's key intersections. This will improve access to and from the Yorke Peninsula and link the Port Wakefield Highway with the Copper Coast Highway.

Local Traffic

Kadina CBD Redevelopment – staged works to upgrade the town centre. Improved traffic flow and management as well as improved amenity for pedestrians.

Code Amendment Outcome

The traffic investigations demonstrate that the local road network can support the additional traffic movements anticipated to be generated through the proposed rezoning.

5.11 Site Contamination

Background

Agon were engaged to prepare a land contamination report for the Affected Area. A desktop audit of the Affected Area was undertaken. The audit considered historical use of the site, environmental setting, historic site photography and previous reports prepared for the site.

Key Findings

The detailed report is available in **Attachment F** with the following points providing a summary of findings:

- The potential for onsite contamination identified within the site is limited to the possible use of agrochemicals applied to the site during the sites use for dry land cropping.
- Any potential site contamination impacts (if present) associated with pesticides residues are considered to pose a low risk to future site receptors through the direct contact with site soil.
- The majority of the site subject to the rezoning is situated over 500m from the former Council Landfill at Section 686, CR 5760/667 (located to the northwest of the site). Following the review of available information and taking in consideration the distance of the landfill (as an offsite source) and the direction of groundwater flow (the site is situated up hydraulic gradient), it is considered the offsite landfill poses a low risk to the proposed rezoning of the site.

- There is no indication that site contamination is likely to exist at the site to an extent that would pose an unacceptable risk in the context of the site's proposed rezoning of the site.
- SA EPA does not hold any records pertaining to environmental protection, licences and exemptions, and pollution and site contamination on the land associated with the site.
- There is no indication that site contamination is likely to exist at the site to an extent that would pose an unacceptable risk in the context of the site's proposed rezoning of the site.

Code Amendment Outcome

Any future development application will need to ensure compliance with EPA policy and relevant Code policy including:

Relevant Code Policies – General Development Policies (Site Contamination)³

Desired Outcome

DO 1 Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.

Performance Outcome

PO1.1 Ensure land is suitable for use when land use changes to a more sensitive use.

5.12 Design Analysis

Background

It is proposed that the TNV's which apply to the adjacent residential area to the west are continued over the Affected Area. These are:

- Maximum Building Height: 9m and 2 levels
- Minimum Frontage: 15m
- Minimum Site Area: 450sqm.

Key Findings

The future design of the Affected Area will incorporate open space, stormwater management and interface management. It will ensure a consistent form of development with the adjacent residential land to the west. Initial concept work has been used to develop an understanding of basic layout and yield potential. The anticipated yield is approximately 250 dwellings which will be developed in a staged manner.

The future design and development will positively respond to the surrounding environment and context. Future development will take advantage of the natural environment.

³ Planning and Design Code

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

The final division plan will require Development Approval.

Code Amendment Outcome

Future development will respond to relevant Code Policies and seek suitable design outcomes. Below are the Desired Outcomes from the Design module of Part 4 of the Code⁴.

Relevant Code Policies – General Development Policies (Design)

Desired Outcome

DO 1 Development is:

(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes 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 promoting 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.

(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.

5.13 Interface

Background

The Affected Area is adjacent to Rural Zoned land which is currently utilised for cropping and grazing. The land to the north and east is zoned Rural, with the land to the south and west zoned Neighbourhood.

Key Findings

The Affected Area (within the existing Deferred Urban Zone) accommodates cropping. There is an existing rural interface to the established residential area to the west. The proposed rezoning moves the potential interface further east. The rezoning does not increase the residential/rural interface boundary.

The proposed development of the Affected Area will consider interface management as part of the design.

An unmade road bounds the affected area and provides a separation between the rural land and future residential allotments. This road, combined with the potential for larger allotments and vegetation buffers

⁴ Planning and Design Code

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

on the boundary will be investigated as possible design strategies for inclusion in the future division plan and design works. This will form a transition across the two zones.

Council's objective is to ensure that farming activities (including spraying of crops) in the neighbouring Rural Zone can continue without significantly impacting on new residential development.

Various approaches can be employed as an interface buffer. These include roadways, vegetation, dwelling setbacks and rural management practices. All can be employed in the future development of the Affected Area. At the development application stage, all future development will need to comply with the relevant General Development Policies of the Code. These are detailed below.

Code Amendment Outcome

Interface management occurs for the existing rural/residential boundary. Should the Code Amendment be approved, new development will be required to align with the General Development Policies of the *Planning and Design Code*.

Relevant Existing Code Policies – General Development Policies (Interface between Land Uses)

Desired Outcome

DO 1 Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.

Performance Outcome

PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.

PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.

PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.

PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.

6. Recommended Policy Changes

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

Proposed Zone

- Change the existing **Deferred Urban Zone** over the Affected Area to the **Neighbourhood Zone**.

Proposed Overlays

- Remove Water Resources Overlay.
- Apply Affordable Housing Overlay to entirety of the Affected Area.
- Retain all remaining overlays as per Table 2 above.

Technical and Numeric variations

It is proposed that the following TNV's are applied over the Affected Area

- **Maximum Building Height** (Meters) (Maximum building height is 9m)
- **Maximum Building Height** (Levels) (Maximum building height is 2 levels)
- **Minimum Frontage** (Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m; group dwelling is 15m; residential flat building is 15m)
- **Minimum Site Area** (Minimum site area for a detached dwelling is 450sqm; semi-detached dwelling is 450sqm, row dwelling is 450sqm, group dwelling is 450sqm; residential flat building is 450sqm)

Concept Plan

- No Concept Plan is proposed.

General Policies

- The Code includes a range of policies that will apply to development in this locality which are contained within Part 4 – General Development Policies:
 - Interface between Land Uses
 - Site Contamination
 - Transport, Access and Parking
 - Design

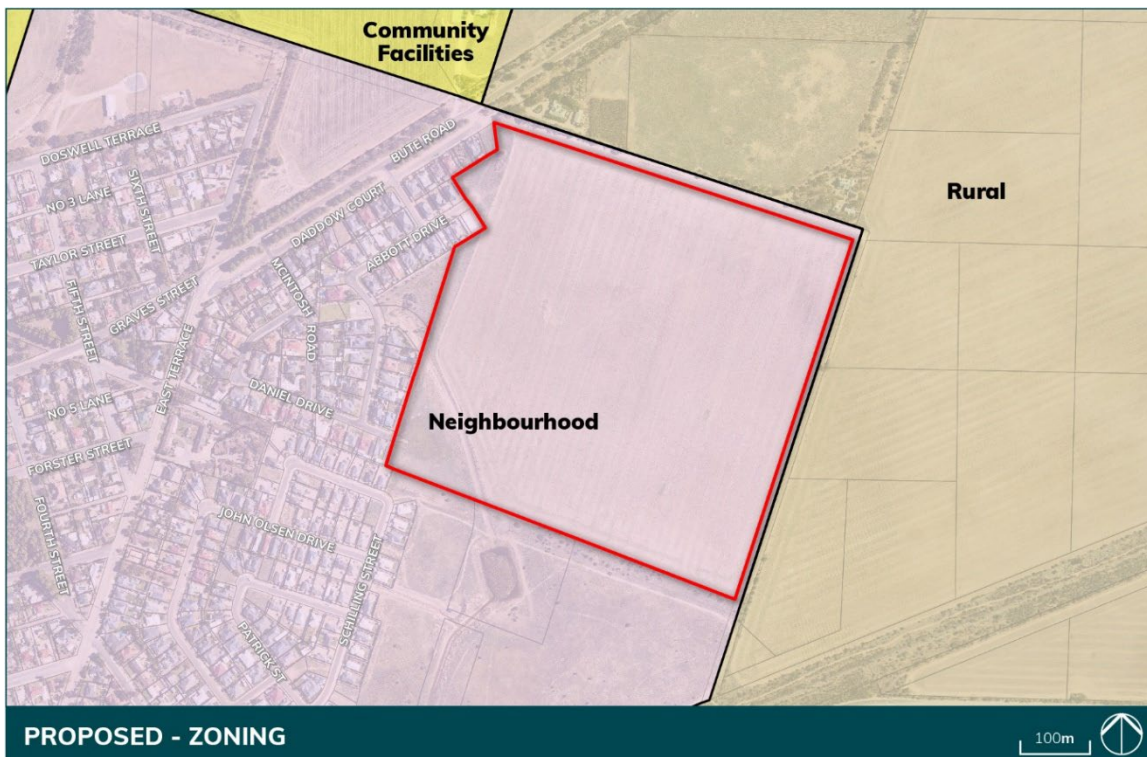
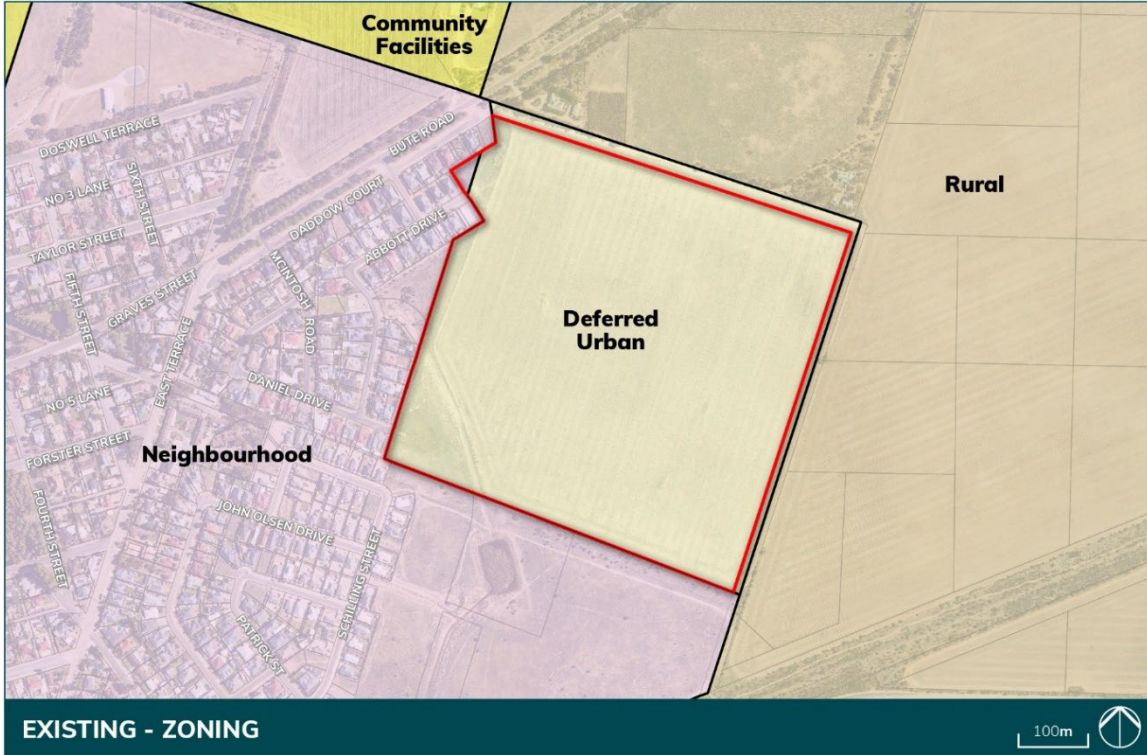
No changes are proposed to these policies.

Attachment A – Affected Area Mapping

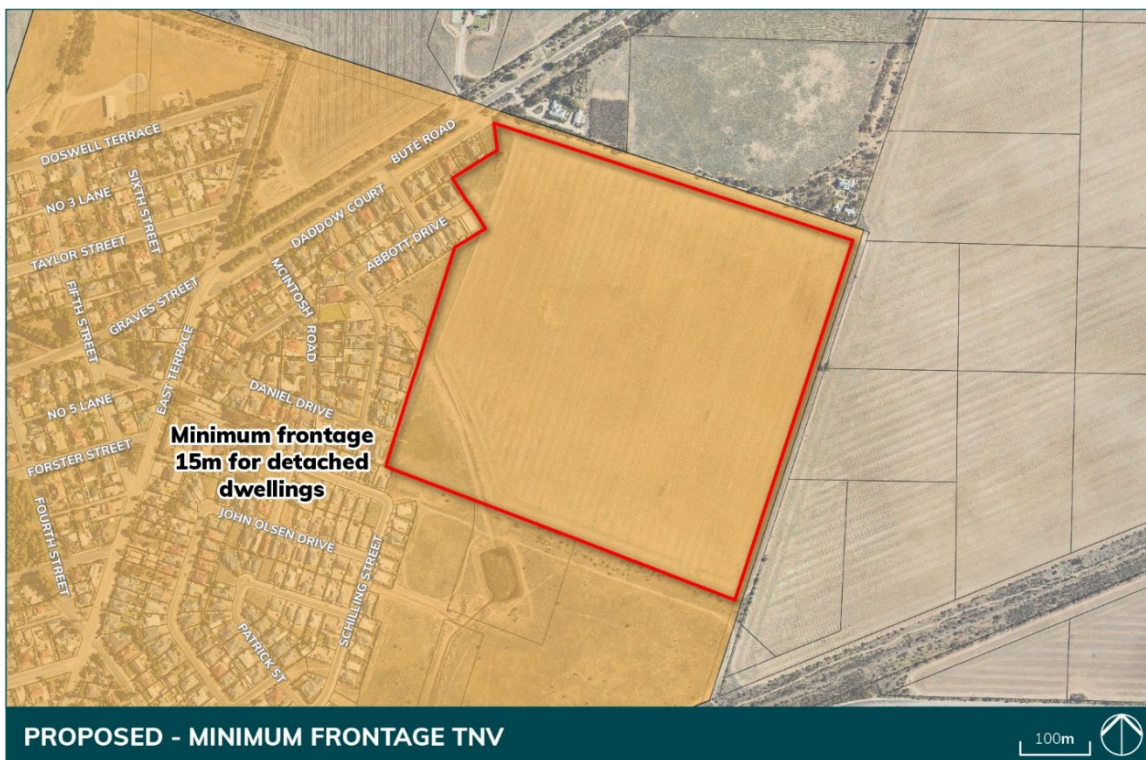
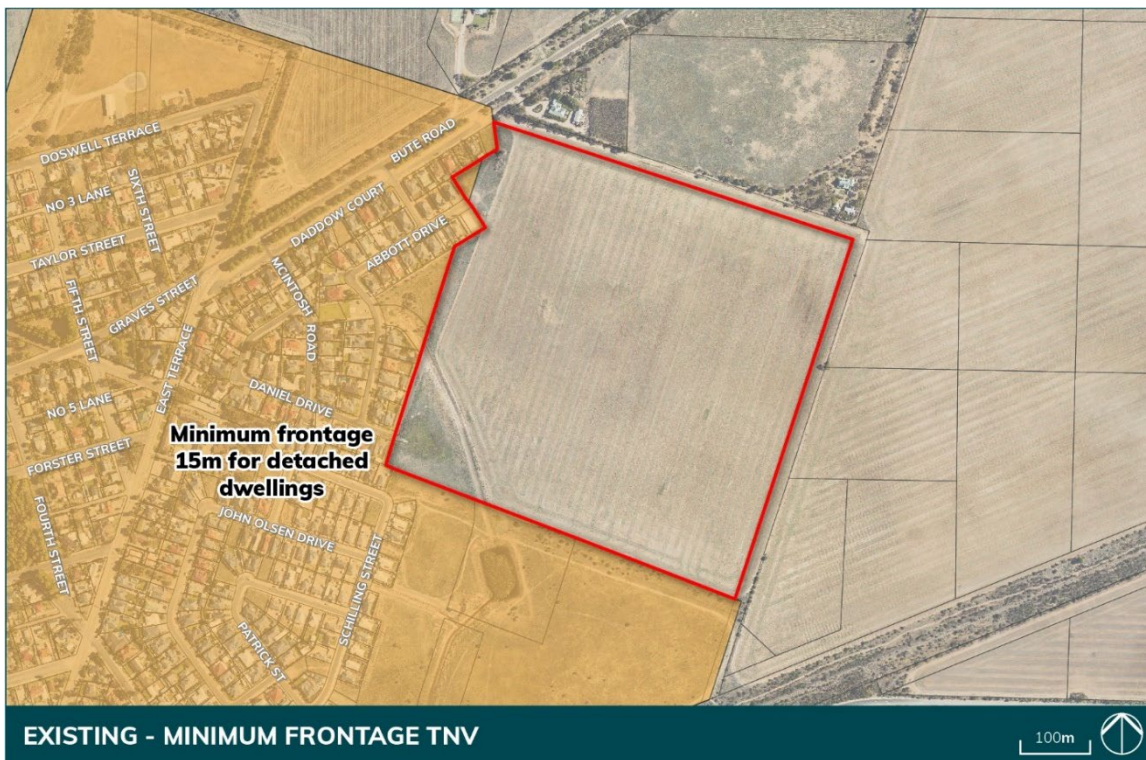


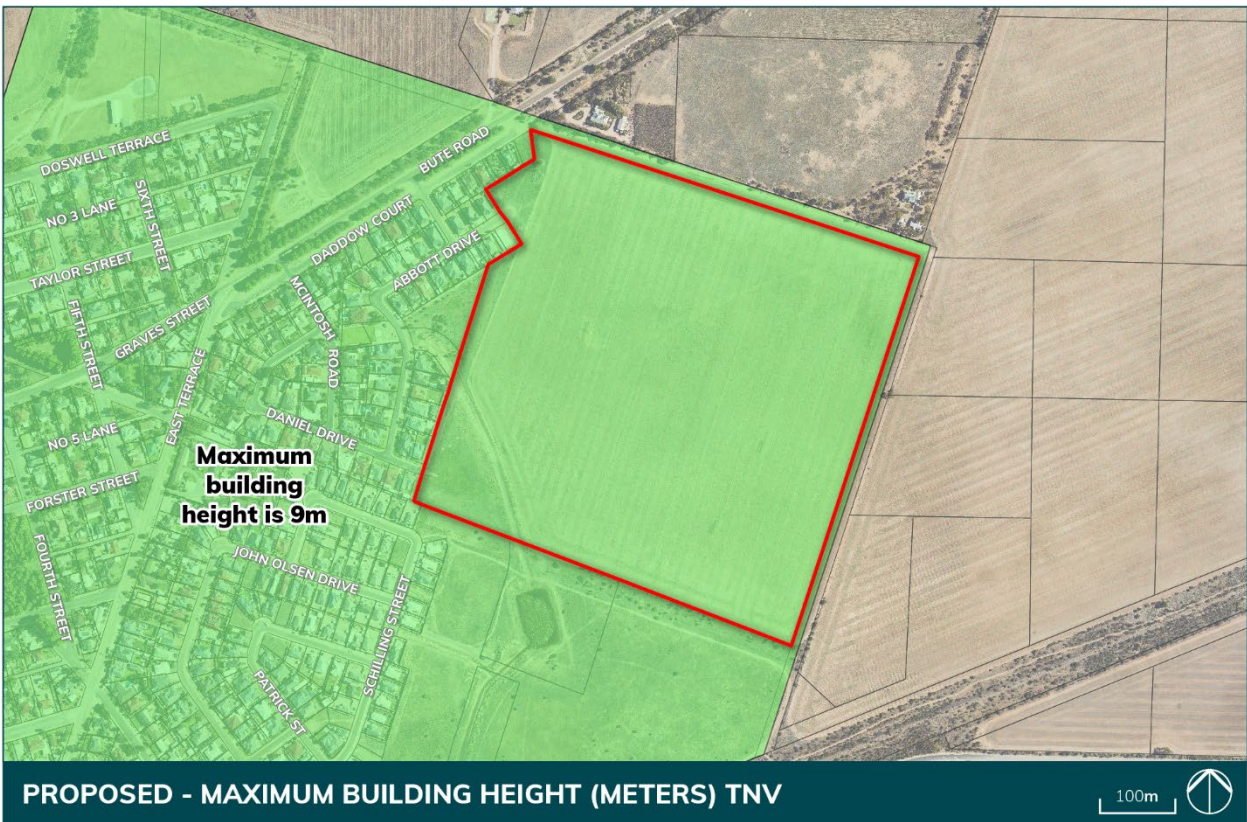
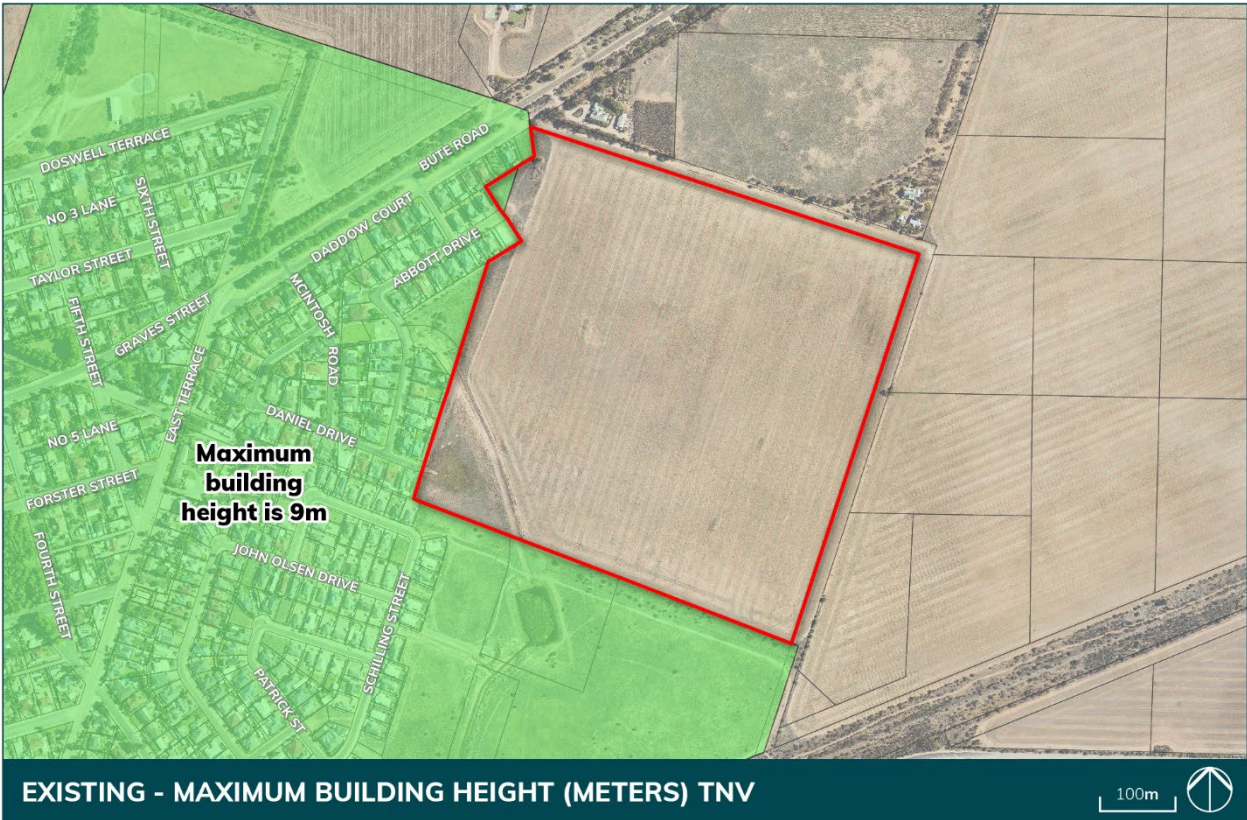
Attachment B – Comparison Mapping (Existing and Proposed Zones and Overlay Maps)

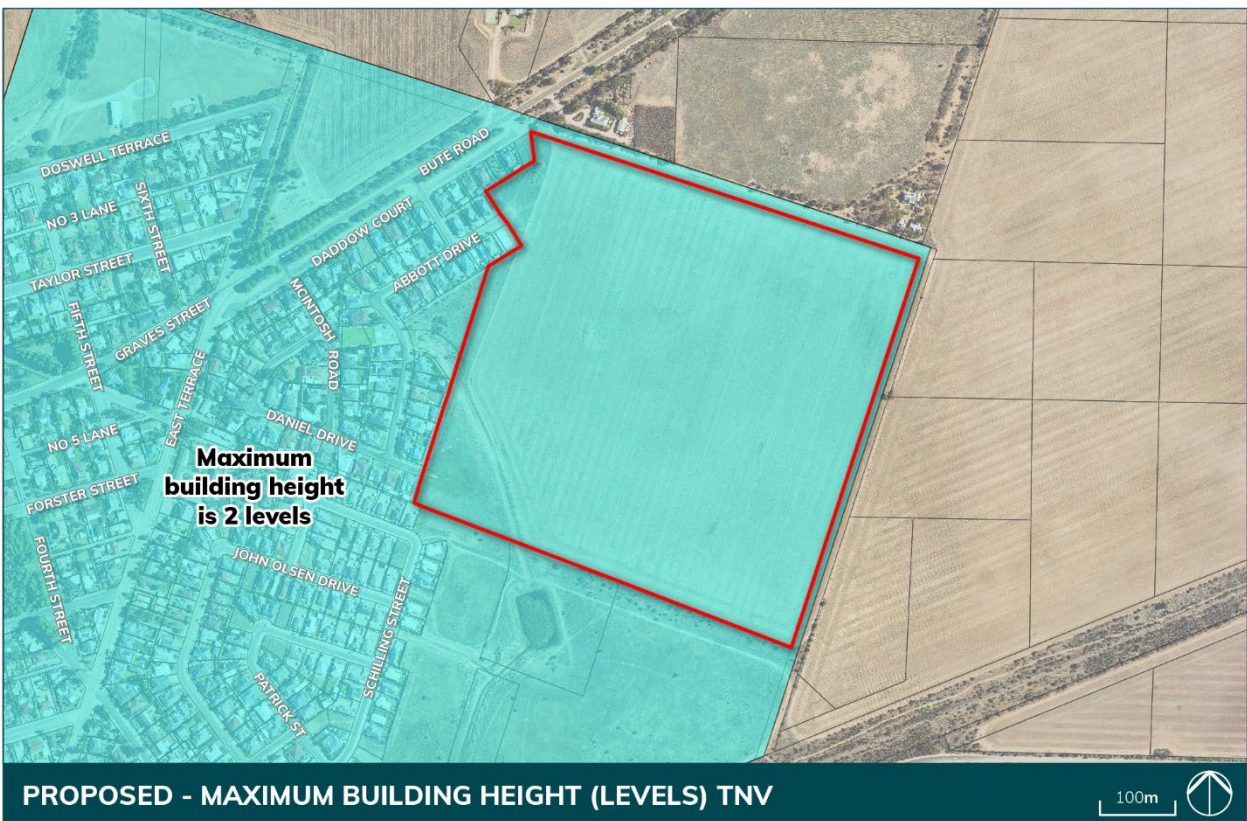
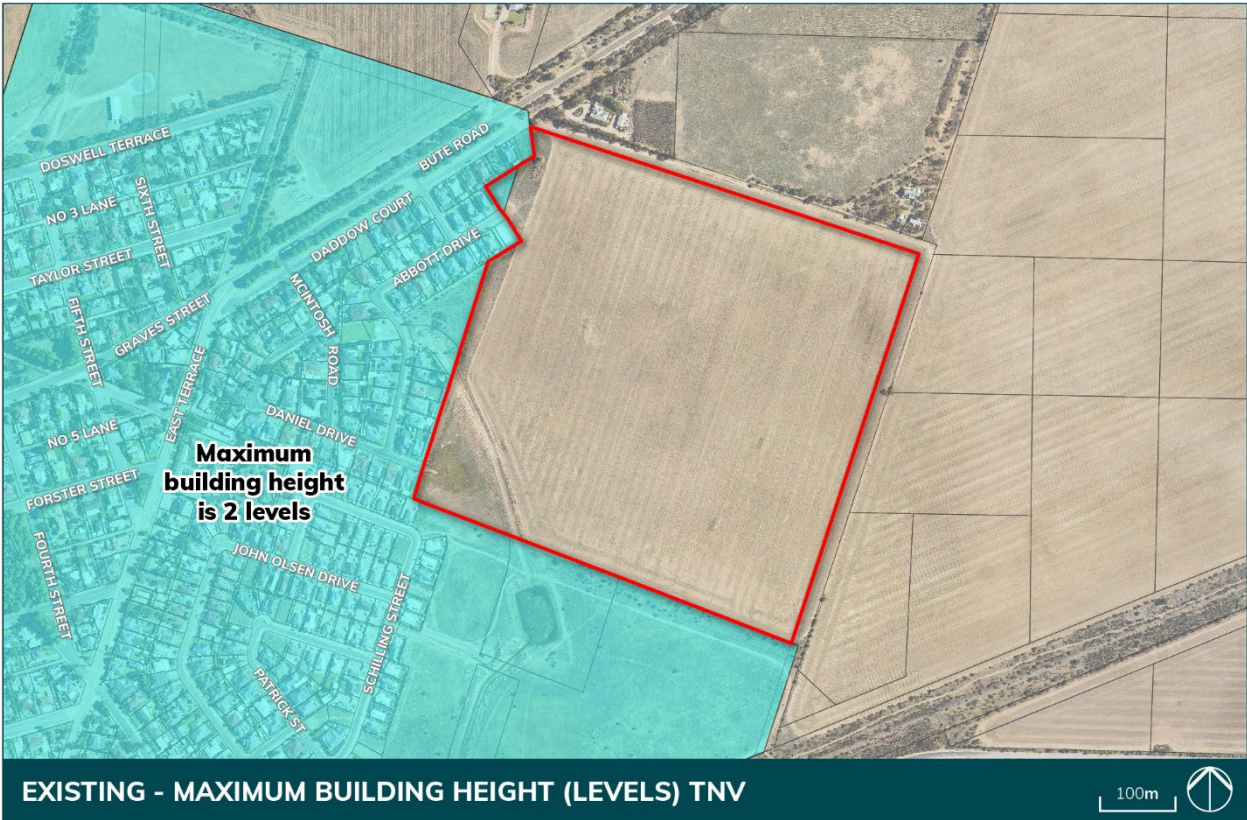
B.1 Current and Proposed Spatial Applications of Zones

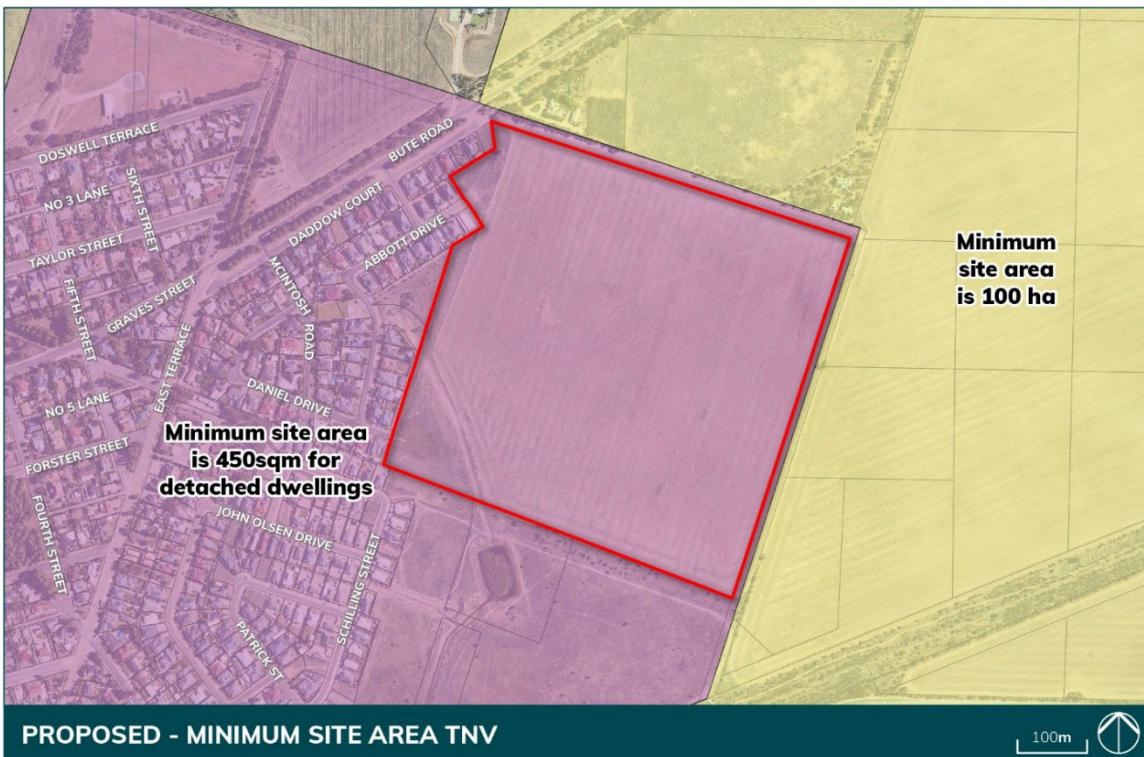
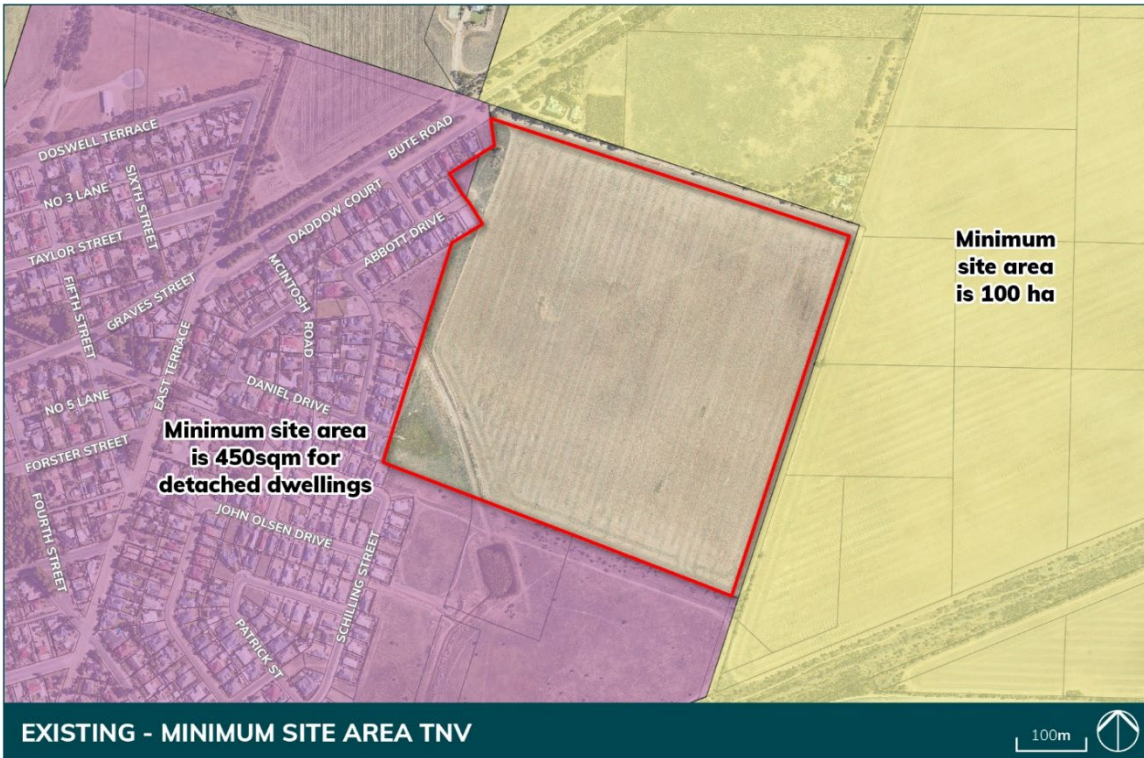


B.2 Current and Proposed TNV

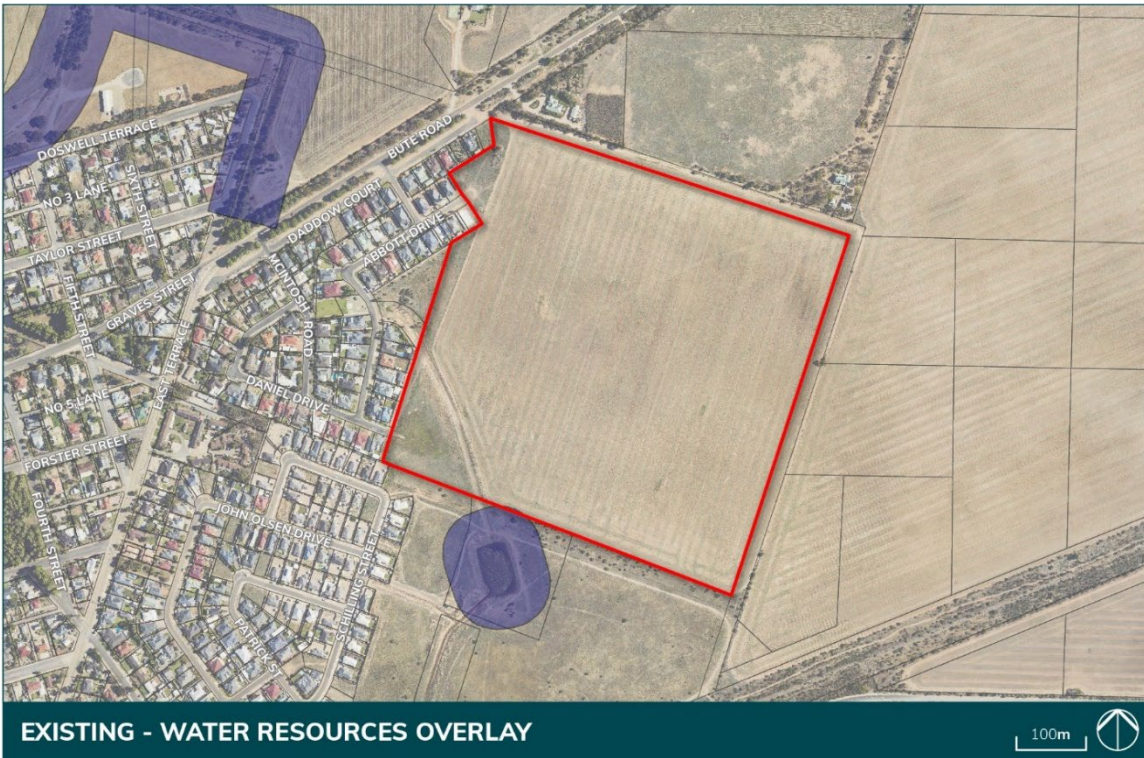




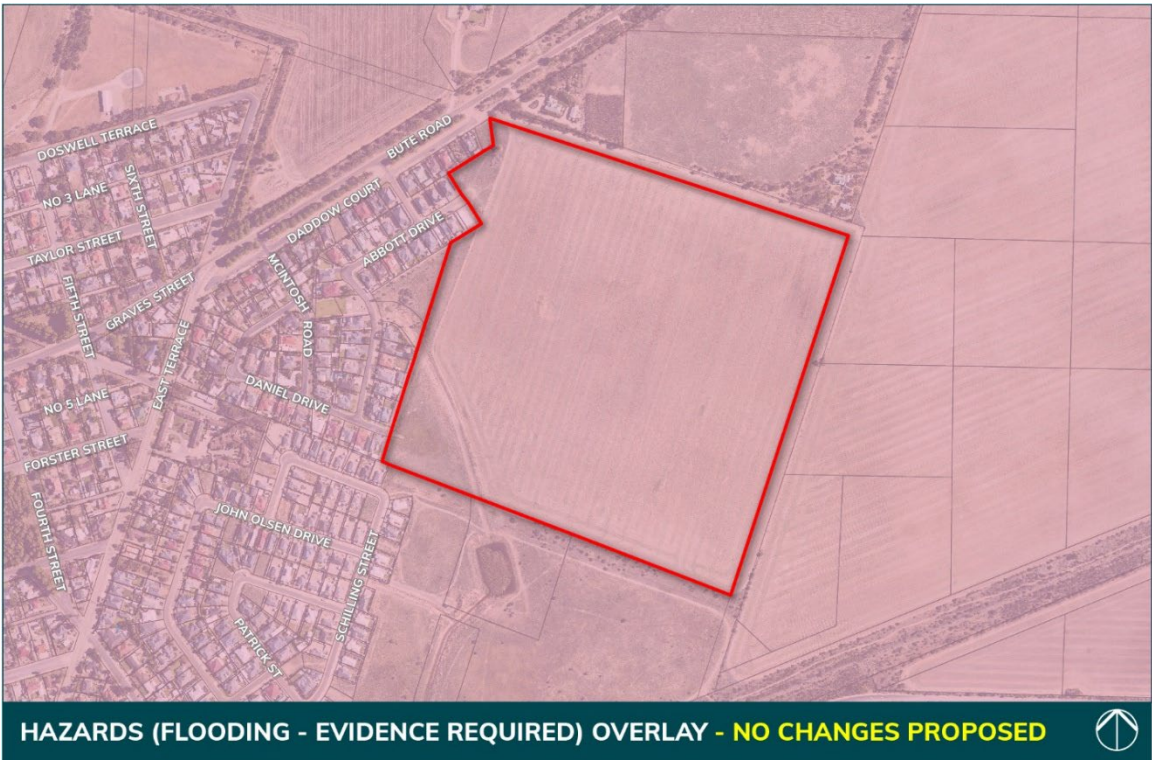
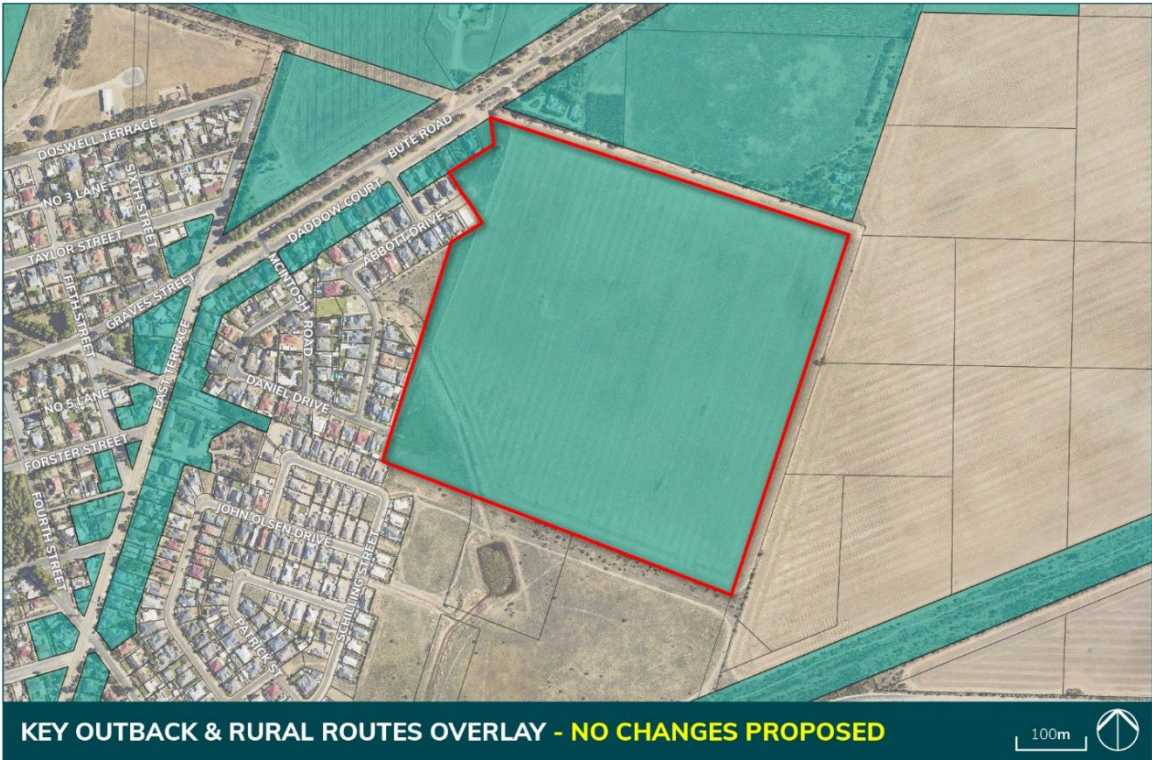


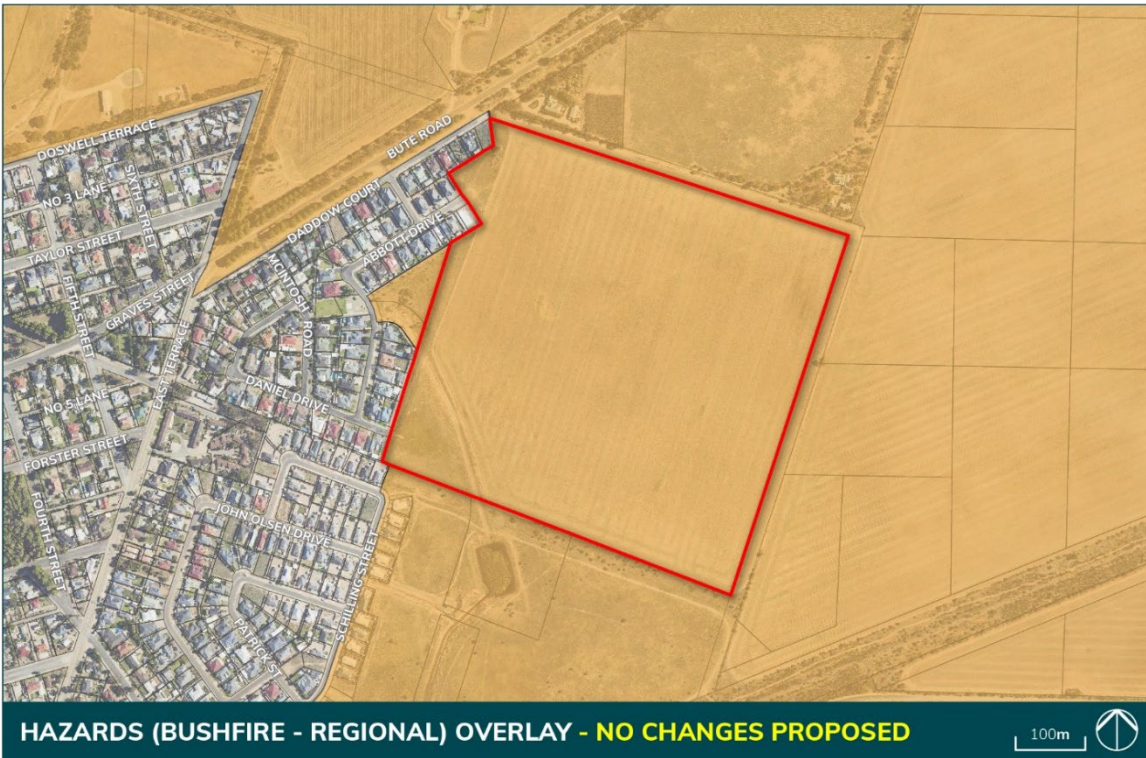


B.3 Current and Proposed Spatial Application of Overlays









Attachment C – Current Code Policy

The following Zone currentlies apply to the Affected Area. Note for the purposes of brevilty and ease of use, Assessment Tables 1 to 5 applying to each Zone have not been included (just the policies). Please refer to the Planning and Design Code (https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse) to view each of the tables applying to each zone.

Part 2 - Zones and Sub Zones

Deferred Urban Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	To safeguard land for future urban growth.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature			
Land Use and Intensity				
PO 1.1 Development 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 Development comprising farming (broad acre cropping, grazing) and/or low-intensity animal husbandry.			
Built Form and Character				
PO 2.1 Development maintains an open character.	DTS/DPF 2.1 None are applicable			
PO 2.2 Buildings are limited to those that: <ul style="list-style-type: none"> (a) are ancillary to and necessary to support 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 is limited to that which: <ul style="list-style-type: none"> (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 for any of the following: <ul style="list-style-type: none"> (a) the alteration of allotment boundaries, where no additional allotments are created (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 Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 4.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Description</th> </tr> </thead> <tbody> <tr> <td>Concept Plan 75 - Warrenge Development Area Land Form / Building Module Cross Section - Warrenge</td> </tr> <tr> <td>Concept Plan 14 - Buckland Park</td> </tr> </tbody> </table>	Description	Concept Plan 75 - Warrenge Development Area Land Form / Building Module Cross Section - Warrenge	Concept Plan 14 - Buckland Park
Description				
Concept Plan 75 - Warrenge Development Area Land Form / Building Module Cross Section - Warrenge				
Concept Plan 14 - Buckland Park				

	Description
	Concept Plan 17 - Angle Vale
	Concept Plan 18 - Playford North
	Concept Plan 19 - Playford North Infrastructure
	Concept Plan 21 - Virginia
	Concept Plan 22 - Virginia Infrastructure
	Concept Plan 16 - Angle Vale Infrastructure
	Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints
	Concept Plan 98 - Mallala
	Concept Plan 92 - Meadows
	Concept Plan 107 - Proper Bay
	Concept Plan 101 - Evanston Gardens, Evanston South, Hillier
	<p>In relation to DTS/DPF 4.1, in instances where:</p> <ul style="list-style-type: none"> (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met.

C.2 Current Policy Content for Overlays

The following Overlays currently apply to the Affected Area.

Part 3 - Overlays

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Development comprising 20 or more dwellings / allotments incorporates affordable housing.	DTS/DPF 1.1 Development results in 0-19 additional allotments / dwellings.
PO 1.2 Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.	DTS/DPF 1.2 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: (a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or (b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.
PO 1.3 Affordable housing is distributed throughout the development to avoid an overconcentration.	DTS/DPF 1.3 None are applicable.
Built Form and Character	
PO 2.1 Affordable housing is designed to complement the design and character of residential development within the locality.	DTS/DPF 2.1 None are applicable.
Affordable Housing Incentives	
PO 3.1 To support the provision of affordable housing, minimum allotment sizes	DTS/DPF 3.1 The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to

<p>may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity.</p>	<p>accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay.</p>
<p>PO 3.2 To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.</p>	<p>DTS/DPF 3.2 Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the:</p> <ul style="list-style-type: none"> (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone <p>and up to 30% in any other zone, except where:</p> <ul style="list-style-type: none"> (a) the development is located within the Character Area Overlay or Historic Area Overlay or (b) other height incentives already apply to the development.

Movement and Car Parking

<p>PO 4.1 Sufficient car parking is provided to meet the needs of occupants of affordable housing.</p>	<p>DTS/DPF 4.1 Dwellings constituting affordable housing are provided with car parking in accordance with the following:</p> <ul style="list-style-type: none"> (a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either: <ul style="list-style-type: none"> (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (ii) is within 400 metres of a bus interchange⁽¹⁾ (iii) is within 400 metres of an O-Bahn interchange⁽¹⁾ (iv) is within 400 metres of a passenger rail station⁽¹⁾ (v) is within 400 metres of a passenger tram station⁽¹⁾ (vi) is within 400 metres of the Adelaide Parklands. or (b) 1 carpark per dwelling for any other dwelling. <p>[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]</p>
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Procedural Matters (PM) - Referrals

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

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

Hazards (Bushfire - Regional) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development, including land division responds to the relevant level of bushfire risk and is sited and designed to mitigate the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO 2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	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 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 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	
PO 3.1 To minimise the threat, impact and exposure to bushfires on life and property, residential and tourist accommodation and habitable	DTS/DPF 3.1 None are applicable.

buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	
<p>PO 3.2</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.</p>	<p>DTS/DPF 3.2</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):</p> <p>(a) the asset protection zone has a minimum width of at least:</p> <p>(i) 50 metres to unmanaged grasslands</p> <p>(ii) 100 metres to hazardous bushland vegetation</p> <p>(b) the asset protection zone is contained wholly within the allotment of the development.</p>
<p>PO 3.3</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated and accessible water supply available at all times for fire-fighting purposes.</p>	<p>DTS/DPF 3.3</p> <p>Development has a dedicated water supply available at all times for fire-fighting purposes:</p> <p>(a) comprising a minimum of 5000 litres</p> <p>(b) positioned in an accessible location and accompanied with necessary equipment to allow occupants to minimise the spread of bushfire to the habitable building(s).</p>
Land Division	
<p>PO 4.1</p> <p>Land division is designed to and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Land division designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>PO 4.4</p> <p>Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>
Vehicle Access -Roads and Driveways	
<p>PO 5.1</p> <p>Roads are designed and constructed to facilitate the safe and effective:</p> <p>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel</p> <p>(b) evacuation of residents, occupants and visitors.</p>	<p>DTS/DPF 5.1</p> <p>Roads:</p> <p>(a) are constructed with a formed, all-weather surface</p> <p>(b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road</p> <p>(c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road</p> <p>(d) have a minimum formed road width of 6m</p> <p>(e) 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 1)</p> <p>(f) 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 2)</p>

	<p>(g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either:</p> <ul style="list-style-type: none"> (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) 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 4) <p>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p>
<p>PO 5.2</p> <p>Access to habitable buildings is designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. 	<p>DTS/DPF 5.2</p> <p>Access is in accordance with (a) or (b):</p> <ul style="list-style-type: none"> (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: <ul style="list-style-type: none"> (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) 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) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) 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 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) 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 1) (ix) 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 2) (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: <ul style="list-style-type: none"> A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
<p>PO 5.3</p> <p>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>

Procedural Matters (PM) - Referrals

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

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

Figures and Diagrams

<p>Fire Appliance Clearances</p>

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

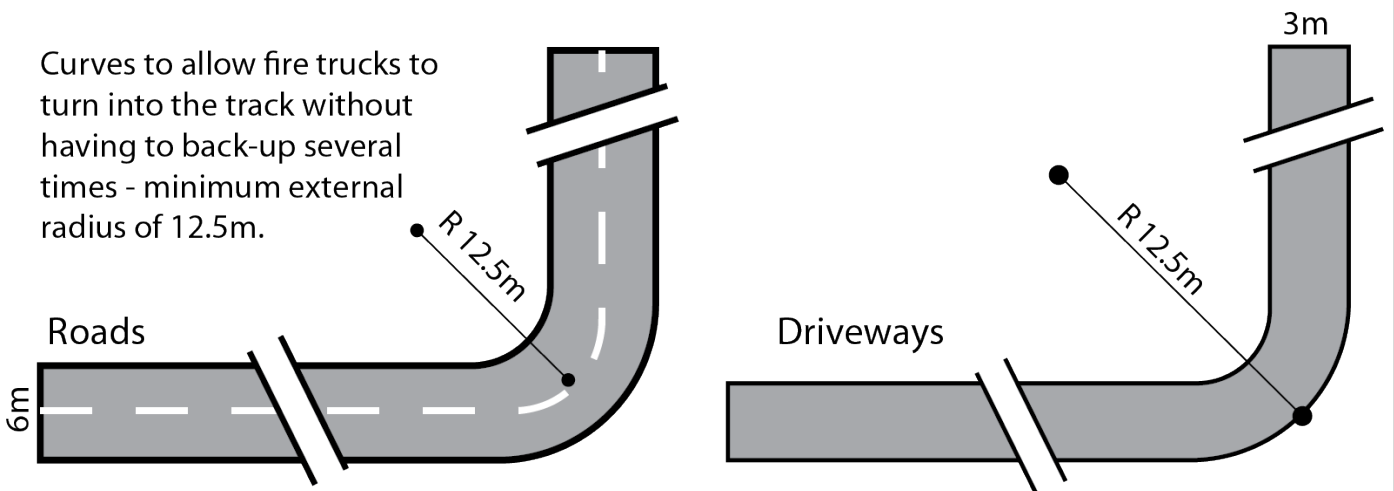


Figure 3 - Full Circle Turning Area

Fire truck turning area -
minimum radius 12.5m

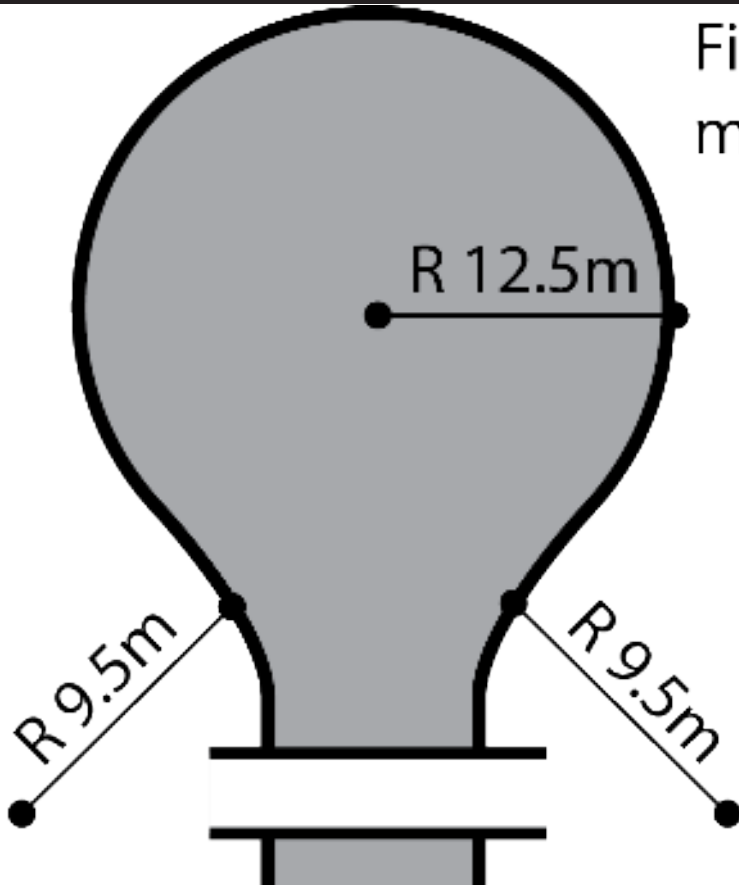
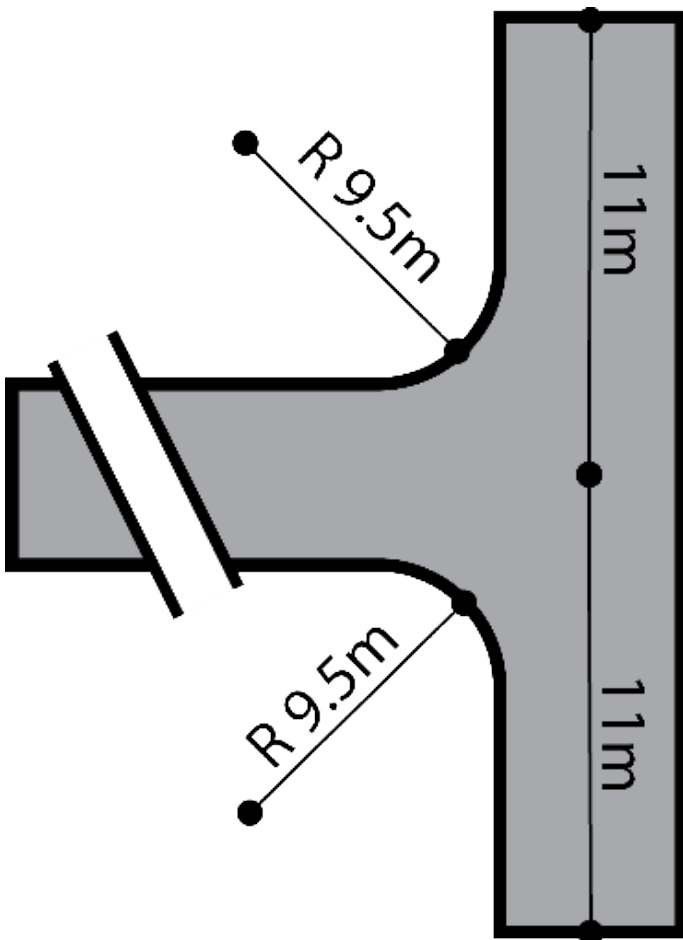


Figure 4 - 'T' or 'Y' Shaped Turning Head



"T" shaped turning area
for fire trucks to reverse
into so they can turn
around
- minimum length 11m.

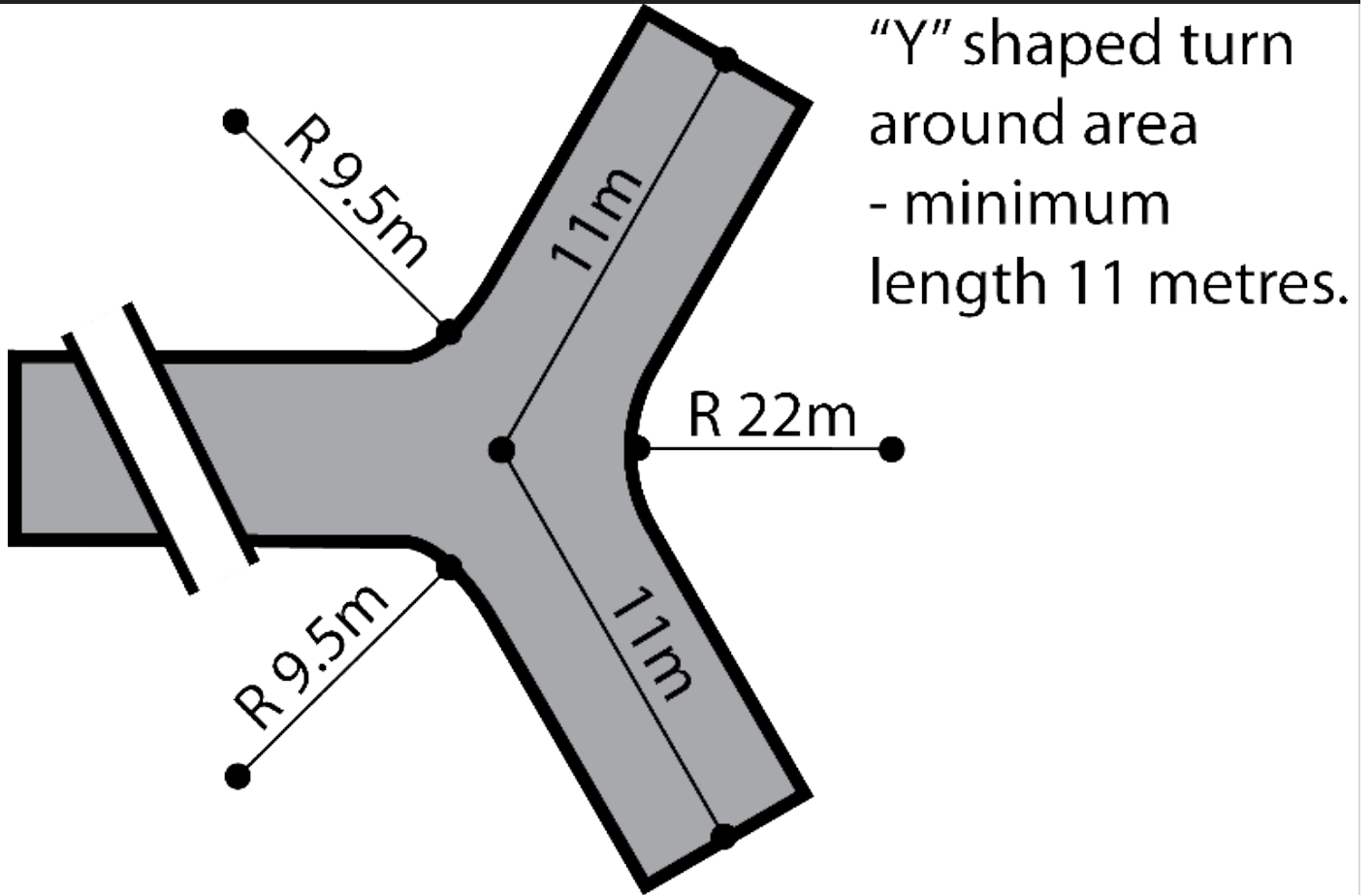
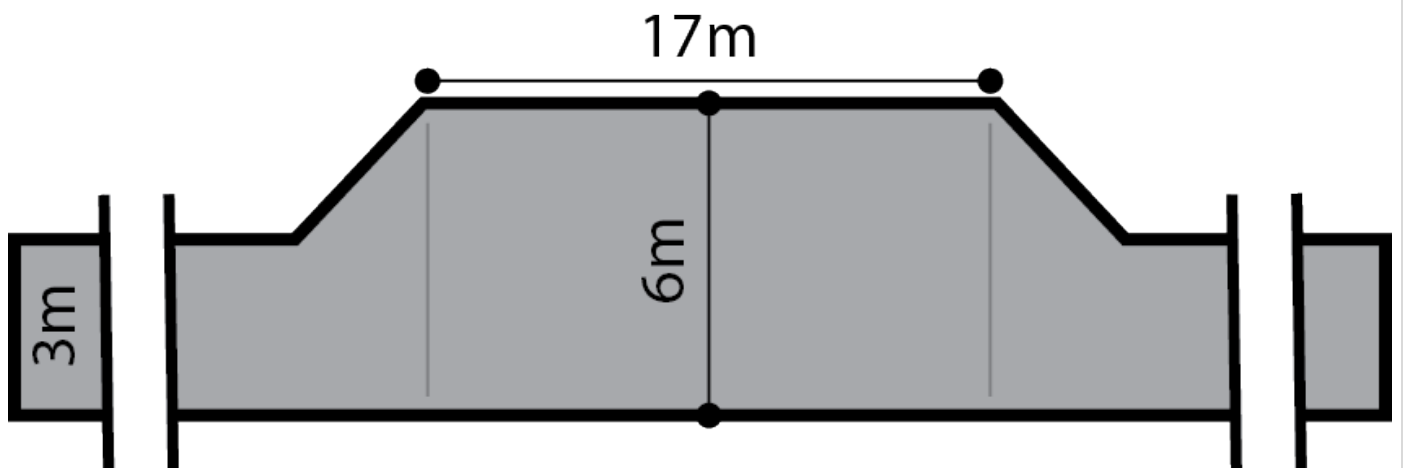


Figure 5 - Driveway Passing Bays

Passing bay for fire trucks - minimum width 6 metres, minimum length 17 metres.



Part 3 - Overlays

Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
<p>PO 1.1</p> <p>Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.</p>	<p>DTS/DPF 1.1</p> <p>Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above:</p> <ul style="list-style-type: none"> (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb
Environmental Protection	
<p>PO 2.1</p> <p>Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building.</p>	<p>DTS/DPF 2.1</p> <p>Development does not involve the storage of hazardous materials.</p>

Procedural Matters (PM) - Referrals

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

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

Part 3 - Overlays

Key Outback and Rural Routes Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Access - Safe Entry and Exit (Traffic Flow)	
<p>PO 1.1</p> <p>Access is designed to allow safe entry and exit to and from a site to meet the needs of development, and minimise traffic flow interference associated with access movements along adjacent State maintained roads.</p>	<p>DTS/DPF 1.1</p> <p>Access points:</p> <ul style="list-style-type: none"> (a) are designed to accommodate the largest vehicles expected to access the site in accordance with all of the following: <ul style="list-style-type: none"> (i) the entry and exit movements: <ul style="list-style-type: none"> A. are left turns only or B. will comprise no greater than 5 right turn vehicle entry movements per hour (ii) access to and from the site is in a forward direction, with on-site manoeuvring available through circulation around the site requiring no more than a 3-point turn (iii) vehicles can cross the property boundary at an angle between 70 and 90 degrees (iv) access to and from the site can occur wholly within the kerbside lane of the road (b) where the access point services or is intended to service a single dwelling, have a width of no more than 4m and no less than 3m (measured at the site boundary) (c) where the access point services or is intended to service development other than a single dwelling: <ul style="list-style-type: none"> (i) at least 6m (measured at the site boundary) where vehicles 12.5m or less in length are expected to access the site (ii) at least 8m (measured at the site boundary) where vehicles over 12.5m in length are expected to access the site (d) are located 10m or more from any roadside infrastructure or trees.
Access - On-Site Queuing	
<p>PO 2.1</p> <p>Sufficient accessible on-site queuing adjacent to access points is</p>	<p>DTS/DPF 2.1</p> <p>An access point in accordance with one of the following:</p>

<p>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 of the functional performance of the road and maintain safe vehicle movements.</p>	<p>(a) it is expected to service vehicles no greater than 12.5m in length and there are no internal intersections, car parking spaces, car park isles or any internal obstructions within 20m of the access point (measured from the site boundary into the site)</p> <p>(b) it is expected to service a single dwelling and there are no internal driveway intersections, car parking spaces or gates within 6m of the access point (measured from the site boundary into the site).</p>
Access - Existing Access Points	
<p>PO 3.1</p> <p>Existing access points are designed to accommodate the type and volume of traffic likely to be generated by development.</p>	<p>DTS/DPF 3.1</p> <p>An existing access point satisfied (a) or (b):</p> <p>(a) it will not service, or is not intended to service, more than 6 dwellings</p> <p>(b) it will not service or is not intended to service:</p> <p>(i) an increase in traffic that is greater than 150% of the traffic volumes using the existing access prior to the development or 60 vehicles per day (whichever is the lesser)</p> <p>or</p> <p>(ii) a larger class of vehicle expected to access the site using the existing access.</p>
Access - Location (Spacing)	
<p>PO 4.1</p> <p>New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.</p>	<p>DTS/DPF 4.1</p> <p>A new access point satisfies (a) or (b):</p> <p>(a) it is not located on a section of road affected by double barrier lines between either edge of the access point</p> <p>(b) it is at least the following distance from a public road junction or railway, or terminating / merging lane or another access point:</p> <p>(i) 110 km/h road - 325m</p> <p>(ii) 100 km/h road - 280m</p> <p>(iii) 90 km/h road - 240m</p> <p>(iv) 80 km/h road - 200m</p> <p>(v) 70 km/h road - 165m</p> <p>(vi) 60 km/h road - 135m</p> <p>(vii) 50km/h or less road - 105m.</p>
Access - Location (Sight Lines)	
<p>PO 5.1</p> <p>Access points are located and designed to accommodate sight lines that enable drivers to navigate potential conflict points with roads in a controlled and safe manner.</p>	<p>DTS/DPF 5.1</p> <p>Lines of sight to and from a new access point for drivers approaching and exiting the site of the development (measured at a height of 1.1m above the surface of the road) are unobstructed in accordance with the following distances:</p> <p>(a) 110 km/h road - 325m</p> <p>(b) 100 km/h road - 280m</p> <p>(c) 90 km/h road - 240m</p> <p>(d) 80 km/h road - 200m</p> <p>(e) 70 km/h road - 165m</p> <p>(f) 60 km/h road - 135m</p> <p>(g) 50km/h or less road - 105m.</p>
Access - Mud and Debris	
<p>PO 6.1</p> <p>Access points are constructed to minimise mud or other debris being carried or transferred onto roads to ensure safe road operating conditions.</p>	<p>DTS/DPF 6.1</p> <p>An access point satisfies (a), (b) or (c):</p> <p>(a) it intersects with an unsealed length of a State Maintained Road</p> <p>(b) it will service a single dwelling</p> <p>(c) it is spray sealed from the edge of the seal on the State Maintained Road for a minimum of 10m or to the property boundary (whichever is closer).</p>

Access - Stormwater	
PO 7.1 Access points are 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 (b) restrict or prevent the flow of stormwater to an existing drainage point and system.
Public Road Junctions	
PO 8.1 New junctions with a public road (including the opening of unmade public road junctions) or modifications to existing road junctions are located and designed to ensure safe operating conditions are maintained on the State Maintained Road.	DTS/DPF 8.1 Development does not comprise any of the following: (a) creating a new junction with a public road (b) opening an unmade public road junction (c) modifying an existing public road junction.

Procedural Matters (PM) - Referrals

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Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road:</p> <p>(a) creation of a new access or junction (b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority) (c) development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access (except where deemed to be minor in the opinion of the relevant authority).</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.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Part 3 - Overlays

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
<p>PO 1.1</p> <p>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.</p>	<p>DTS/DPF 1.1</p> <p>An application is accompanied by:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 (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 'Level 1 clearance'.
<p>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Intensive animal husbandry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including</p>	<p>DTS/DPF 1.3</p> <p>Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following:</p>

<p>impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from:</p> <p>(a) the spread of pest plants and phytophthora (b) the spread of non-indigenous plants species (c) excessive nutrient loading of the soil or loading arising from surface water runoff (d) soil compaction (e) chemical spray drift.</p>	<p>(a) horticulture (b) intensive animal husbandry (c) dairy (d) commercial forestry (e) aquaculture.</p>
<p>PO 1.4</p> <p>Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>Land division</p>	
<p>PO 2.1</p> <p>Land division 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, access ways, fire breaks, boundary fencing and potential building siting or the like.</p>	<p>DTS/DPF 2.1</p> <p>Land division where:</p> <p>(a) an application is accompanied by one of the following:</p> <p>(i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the <i>Native Vegetation Act 1991</i> (ii) a declaration stating that no native vegetation clearance under the <i>Native Vegetation Act 1991</i> will be required as a result of the division of land (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 'Level 1 clearance'</p> <p>or</p> <p>(b) an application for land division which 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</p> <p>(c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the <i>Heritage Places Act 1993</i>.</p>

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Development that is the subject of a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> that categorises the clearance, or potential clearance, as 'Level 3 clearance' or 'Level 4 clearance'.</p>	<p>Native Vegetation Council</p>	<p>To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation.</p>	<p>Development of a class to which Schedule 9 clause 3 item 11 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

Part 3 - Overlays

Urban Tree Canopy Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

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

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

	the Planning Development and Infrastructure (General) Regulations 2017.			
	Table 2 Tree Discounts			
	Retained tree height (Column A)	Retained tree spread (Column B)	Retained soil area around tree within development site (Column C)	Discount applied (Column D)
	4-6m	2-4m	10m ² and min. dimension of 1.5m	2 small trees (or 1 medium tree)
	6-12m	4-8m	30m ² and min. dimension of 3m	2 medium trees (or 4 small trees)
>12m	>8m	60m ² and min. dimension of 6m	2 large trees (or 4 medium trees, or 8 small trees)	
<p>Note: In order to satisfy DTS/DPF 1.1, payment may be made in accordance with a relevant off-set scheme established by the Minister under section 197 of the Planning, Development and Infrastructure Act 2016, provided the provisions and requirements of that scheme are satisfied. For the purposes of section 102(4) of the Planning, Development and Infrastructure Act 2016, an applicant may elect for any of the matters in DTS/DPF 1.1 to be reserved.</p>				

Procedural Matters (PM) - Referrals

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

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

Part 3 - Overlays

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
<p>PO 1.1</p> <p>Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>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.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>PO 1.5</p> <p>Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to:</p>	<p>DTS/DPF 1.5</p> <p>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.</p>

<p>(a) reduce the impacts on native aquatic ecosystems</p> <p>(b) minimise soil loss eroding into the watercourse.</p>	
<p>PO 1.6</p> <p>Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following:</p> <p>(a) the construction of an erosion control structure</p> <p>(b) devices or structures used to extract or regulate water flowing in a watercourse</p> <p>(c) devices used for scientific purposes</p> <p>(d) the rehabilitation of watercourses.</p>	<p>DTS/DPF 1.6</p> <p>None are applicable.</p>
<p>PO 1.7</p> <p>Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.</p>	<p>DTS/DPF 1.7</p> <p>None are applicable.</p>
<p>PO 1.8</p> <p>Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.</p>	<p>DTS/DPF 1.8</p> <p>None are applicable.</p>
<p>PO 1.9</p> <p>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.</p>	<p>DTS/DPF 1.9</p> <p>None are applicable.</p>

Procedural Matters (PM) - Referrals

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

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

Attachment D – Proposed Code Policy

The following Zone is proposed to apply to the Affected Area. Note for the purposes of brevity and ease of use, Assessment Tables 1 to 5 applying to each Zone have not been included (just the policies). Please refer to the Planning and Design Code (https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse) to view each of the tables applying to each zone.

Part 2 - Zones and Sub Zones

Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Housing supports a range of needs and complements the existing local context. Services and community facilities contribute to making a convenient place to live without compromising the residential amenity and character of the neighbourhood.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Ancillary accommodation (b) Community facility (c) Consulting room (d) Dwelling (e) Educational establishment (f) Office (g) Outbuilding (h) Pre-school (i) Recreation area (j) Retirement facility (k) Shop (l) Supported accommodation.
<p>PO 1.2</p> <p>Commercial activities improve community access to services are of a scale and type to maintain residential amenity.</p>	<p>DTS/DPF 1.2</p> <p>A shop, consulting room or office (or any combination thereof) satisfies any one of the following:</p> <ul style="list-style-type: none"> (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: <ul style="list-style-type: none"> (i) does not exceed 50m² gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (b) it reinstates a former shop, consulting room or office in an existing building (or portion of a building) and satisfies one of the following: <ul style="list-style-type: none"> (i) the building is a State or Local Heritage Place (ii) is in conjunction with a dwelling and there is no increase in the gross leasable floor area previously used for non-residential purposes.
<p>PO 1.3</p> <p>Non-residential development is located and designed to improve community accessibility to services, primarily in the form of:</p> <ul style="list-style-type: none"> (a) small-scale commercial uses such as offices, shops and consulting rooms 	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>

<p>(b) community services such as educational establishments, community centres, places of worship, pre-schools and other health and welfare services</p> <p>(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities</p> <p>(d) open space and recreation facilities.</p>													
<p>PO 1.4</p> <p>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>												
<p>PO 1.5</p> <p>Expansion of existing community services such as educational establishments, community facilities and pre-schools in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.</p>	<p>DTS/DPF 1.5</p> <p>Alteration of or addition to existing educational establishments, community facilities or pre-schools where all the following are satisfied:</p> <p>(a) set back at least 3m from any boundary shared with a residential land use</p> <p>(b) building height not exceeding 1 building level</p> <p>(c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration</p> <p>(d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</p>												
<p>Site Dimensions and Land Division</p>													
<p>PO 2.1</p> <p>Allotments/sites created for residential purposes are consistent with the density and dimensions expressed in any relevant <i>Minimum Site Area Technical and Numeric Variation</i> and <i>Minimum Frontage Technical and Numeric Variation</i>, or are otherwise generally consistent with the prevailing pattern of development in the locality and suitable for their intended use.</p>	<p>DTS/DPF 2.1</p> <p>Development will not result in more than 1 dwelling on an existing allotment</p> <p>or</p> <p>Allotments/sites for residential purposes accord with the following:</p> <p>(a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System:</p> <p>(i) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):</p> <table border="1" data-bbox="829 1310 1516 2116"> <thead> <tr> <th style="text-align: center;">Minimum Site Area</th> </tr> </thead> <tbody> <tr> <td>Minimum site area for a detached dwelling is 1,000 sqm; 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	1,500 sqm
	Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 420 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm
	Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; group dwelling is 500 sqm
	Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm
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	Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 700 sqm; row dwelling is 700 sqm; group dwelling is 700 sqm; residential flat building is 700 sqm
	Minimum site area for a detached dwelling is 750 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm
	Minimum site area for a detached dwelling is 800 sqm; group dwelling is 800 sqm
	Minimum site area 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 site area is 1,000 sqm
	Minimum site area is 1,500 sqm
	Minimum site area is 1,800 sqm
	Minimum site area is 250 sqm
	Minimum site area is 300 sqm
	Minimum site area is 40 ha
	Minimum site area is 450 sqm
	Minimum site area is 500 sqm
	Minimum site area is 600 sqm
	Minimum site area is 700 sqm
	Minimum site area is 750 sqm
	Minimum site area is 800 sqm
	Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 450 sqm
	Minimum site area for a detached dwelling is 1,200 sqm; semi-detached dwelling is 1,200 sqm; row dwelling is 1,200 sqm; group dwelling is 1,200 sqm; residential flat building is 1,200 sqm
	(ii) site frontages are not less than:
	Minimum Frontage
	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 10m; row dwelling is 7m; group dwelling is 25m; residential flat building is 25m
	Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m
	Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 8m
	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 10m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 15m; residential flat building is 15m
	Minimum frontage for a detached dwelling is 12m
	Minimum frontage for a detached dwelling is 12m; 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 12m; semi-detached dwelling is 10m; row

Minimum frontage is 22m
Minimum frontage is 30m
Minimum frontage is 9m
Minimum frontage for a detached dwelling is 20m; semi-detached dwelling is 20m; row dwelling is 20m; group dwelling is 20m; residential flat building is 20m

- (b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service:
- (i) site areas are not less than the greater of:
- A. 1200m²
 - B. the following:

Minimum Site Area
Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 1,000 sqm; row dwelling is 1,000 sqm; group dwelling is 1,000 sqm; residential flat building is 1,000 sqm
Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 600 sqm; row dwelling is 400 sqm; group dwelling is 500 sqm
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Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 350 sqm; row dwelling is 350 sqm
Minimum site area for a detached dwelling is 420 sqm; semi-detached dwelling is 350 sqm; row dwelling is 300 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm
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Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 350 sqm; residential flat building is 300 sqm

Minimum site area 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 site area is 1,000 sqm
Minimum site area is 1,500 sqm
Minimum site area is 1,800 sqm
Minimum site area is 250 sqm
Minimum site area is 300 sqm
Minimum site area is 40 ha
Minimum site area is 450 sqm
Minimum site area is 500 sqm
Minimum site area is 600 sqm
Minimum site area is 700 sqm
Minimum site area is 750 sqm
Minimum site area is 800 sqm
Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 450 sqm
Minimum site area for a detached dwelling is 1,200 sqm; semi-detached dwelling is 1,200 sqm; row dwelling is 1,200 sqm; group dwelling is 1,200 sqm; residential flat building is 1,200 sqm

- (ii) site frontages are not less than the greater of:
 - A. 20m
 - B. the following:

Minimum Frontage
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
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Minimum frontage for a detached dwelling is 10m; semi-detached dwelling is 8m; row dwelling is 7m; group dwelling is 18m; residential flat building is 18m
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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 10m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 15m; residential flat building is 15m
Minimum frontage for a detached dwelling is 12m
Minimum frontage for a detached dwelling is 12m; 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 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; row dwelling is 8m; group dwelling is 15m; residential flat building is 9m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 10m; row dwelling is 9m
Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 12m; row dwelling is 12m
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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 7m; group dwelling is 20m; residential flat building is 20m
Minimum frontage for a detached dwelling is 14m; semi-detached dwelling is 10m; row dwelling is 8m; group dwelling is 15m; residential flat building is 9m
Minimum frontage for a detached dwelling is 15m
Minimum frontage for a detached dwelling is 15m; group dwelling is 15m
Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m
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Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 20m; residential flat building is 10m
Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row

	<p>dwelling is 10m; group dwelling is 20m; residential flat building is 20m</p> <p>Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 8m</p> <p>Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; group dwelling is 15m</p> <p>Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 25m; residential flat building is 25m</p> <p>Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; row dwelling is 12m; group dwelling is 20m; residential flat building is 15m</p> <p>Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 13m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m</p> <p>Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m</p> <p>Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 15m; row dwelling is 15m; group dwelling is 15m; residential flat building is 15m</p> <p>Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 20m; residential flat building is 20m</p> <p>Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 8m; residential flat building is 28m</p> <p>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</p> <p>Minimum frontage for a detached dwelling is 17m</p> <p>Minimum frontage for a detached dwelling is 17m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 18m</p> <p>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</p> <p>Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 15m; row dwelling is 10m; group dwelling is 20m</p> <p>Minimum frontage for a detached dwelling is 20m; group dwelling is 20m</p> <p>Minimum frontage for a detached dwelling is 20m; semi-detached dwelling is 13m; row dwelling is 10m; group dwelling is 10m; residential flat building is 10m</p> <p>Minimum frontage for a detached dwelling is 25m; group dwelling is 25m</p> <p>Minimum frontage for a detached dwelling is 5m; semi-detached dwelling is 5m; group dwelling is 5m</p> <p>Minimum frontage for a detached dwelling is 5m; semi-detached dwelling is 5m; row dwelling is 5m; group dwelling is 5m; residential flat building is 5m</p> <p>Minimum frontage for a detached dwelling is 6m; semi-detached dwelling is 6m</p> <p>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</p> <p>Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m</p> <p>Minimum frontage is 12m</p> <p>Minimum frontage is 15m</p> <p>Minimum frontage is 20m</p> <p>Minimum frontage is 22m</p> <p>Minimum frontage is 30m</p> <p>Minimum frontage is 9m</p> <p>Minimum frontage for a detached dwelling is 20m; semi-detached dwelling is 20m; row dwelling is 20m; group dwelling is 20m; residential flat building is 20m</p> <p>In relation to DTS/DPF 2.1, in instances where:</p> <ul style="list-style-type: none"> (c) more than one value is returned in the same field, refer to the <i>Minimum Frontage Technical and Numeric Variation</i> layer or <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) no value is returned for DTS/DPF 2.1(a)(i) and/or (ii) (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy (e) no value is returned for DTS/DPF 2.1(b)(i)(B) and/or 2.1(b)(ii)(B), the value for DTS/DPF 2.1(b)(i)(B) and/or 2.1(b)(ii)(B) is zero.
<p>PO 2.2</p> <p>Development results in sites suitable for their intended purpose.</p>	<p>DTS/DPF 2.2</p> <p>Where the site of a dwelling does not comprise an entire allotment:</p> <ul style="list-style-type: none"> (a) The balance of the allotment accords with site area and frontage requirements specified in DTS/DPF 2.1 (b) If there is an existing dwelling on the allotment that will remain on the allotment after completion of the development it will not contravene: <ul style="list-style-type: none"> (i) Private open space requirements specified in Design Table 1 - Private

	<p>(ii) Open Space Car parking requirements specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>																		
<p>Site coverage</p>																			
<p>PO 3.1 Building footprints are generally consistent with the prevailing pattern of development and retain sufficient space around buildings to limit visual impact and enable attractive outlook and access to light and ventilation.</p>	<p>DTS/DPF 3.1 The development does not result in site coverage exceeding 60% of the site area.</p>																		
<p>Building Height</p>																			
<p>PO 4.1 Building height is consistent with the maximum height expressed in any relevant <i>Building Height Technical and Numeric Variation</i>, or are generally consistent with the prevailing character of the locality and complement the height of nearby buildings.</p>	<p>DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than:</p> <p>(a) the following:</p> <table border="1" data-bbox="833 752 1524 1379"> <thead> <tr> <th style="text-align: center;">Maximum Building Height (Metres)</th> </tr> </thead> <tbody> <tr><td>Maximum building height is 4m</td></tr> <tr><td>Maximum building height is 5m</td></tr> <tr><td>Maximum building height is 6m</td></tr> <tr><td>Maximum building height is 6.5m</td></tr> <tr><td>Maximum building height is 7m</td></tr> <tr><td>Maximum building height is 8m</td></tr> <tr><td>Maximum building height is 8.2m</td></tr> <tr><td>Maximum building height is 8.5m</td></tr> <tr><td>Maximum building height is 9m</td></tr> <tr><td>Maximum building height is 10m</td></tr> <tr><td>Maximum building height is 7.5m</td></tr> <tr><td>Maximum building height is 15.1m AHD</td></tr> <tr><td>Maximum building height is 8m restricted to 62m AHD</td></tr> <tr> <th style="text-align: center;">Maximum Building Height (Levels)</th> </tr> <tr><td>Maximum building height is 1 level</td></tr> <tr><td>Maximum building height is 2 levels</td></tr> <tr><td>Maximum building height is 3 levels</td></tr> </tbody> </table> <p>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.</p> <p>In relation to DTS/DPF 4.1, in instances where:</p> <p>(a) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer or <i>Maximum Building Height (Meters) Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.</p> <p>(b) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p>	Maximum Building Height (Metres)	Maximum building height is 4m	Maximum building height is 5m	Maximum building height is 6m	Maximum building height is 6.5m	Maximum building height is 7m	Maximum building height is 8m	Maximum building height is 8.2m	Maximum building height is 8.5m	Maximum building height is 9m	Maximum building height is 10m	Maximum building height is 7.5m	Maximum building height is 15.1m AHD	Maximum building height is 8m restricted to 62m AHD	Maximum Building Height (Levels)	Maximum building height is 1 level	Maximum building height is 2 levels	Maximum building height is 3 levels
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Maximum building height is 2 levels																			
Maximum building height is 3 levels																			
<p>Primary Street Setback</p>																			
<p>PO 5.1 Buildings are set back from primary street boundaries consistent with the existing streetscape.</p>	<p>DTS/DPF 5.1 The building line of a building set back from the primary street boundary:</p> <p>(a) at least the average setback to the building line of existing buildings on adjoining sites which face the same primary street (including those buildings that would adjoin the site if not separated by a public road or a vacant allotment)</p> <p>(b) where there is only one existing building on adjoining sites which face the same primary street (including those that would adjoin if not separated by a public road or a vacant allotment), not less than the setback to the building line of that</p>																		

	<p>building or (c) not less than 5m where no building exists on an adjoining site with the same primary street frontage.</p>
Secondary Street Setback	
<p>PO 6.1 Buildings are set back from secondary street boundaries to maintain a pattern of separation between buildings and public streets and reinforce a consistent streetscape character.</p>	<p>DTS/DPF 6.1 Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage.</p>
Boundary Walls	
<p>PO 7.1 Dwelling boundary walls are limited in height and length to manage visual and overshadowing impacts on adjoining properties.</p>	<p>DTS/DPF 7.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on side boundary and satisfy (a) or (b) below: (a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height (b) side boundary walls do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, exceed a length equal to 45% of the length of the boundary (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.</p>
<p>PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density streetscape character.</p>	<p>DTS/DPF 7.2 Dwelling walls in a semi-detached, row or terrace arrangement are set back from side boundaries shared with allotments outside the development site at least 900mm.</p>
Side Boundary Setback	
<p>PO 8.1 Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that complements the character of the locality (b) access to natural light and ventilation for neighbours.</p>	<p>DTS/DPF 8.1 Building walls are set back from the side boundary at least: (a) On sites greater than 800m²: (i) Other than a wall facing a southern boundary 1900mm from both side boundaries (ii) At least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern boundary (b) On sites 800m² or less, and other than walls located on a side boundary: (i) at least 900mm where the wall is up to 3m (ii) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (iii) at least 1900mm plus 1/3 of the wall height above 3m for walls facing a southern side boundary.</p>
Rear Boundary Setback	
<p>PO 9.1 Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that complements the character of the locality (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.</p>	<p>DTS/DPF 9.1 Dwelling walls are set back from the rear boundary at least: (a) if the size of the site is less than 301m²— (i) 3m in relation to the ground floor of the dwelling (ii) 5m in relation to any second building level of the dwelling (iii) 5m plus an additional 1m setback added for every 1m height increase above a wall height of 7m. (b) if the size of the site is 301m² or more— (i) 4m in relation to the ground floor of the dwelling (ii) 6m in relation to any second building level of the dwelling</p>

	(iii) 6m plus an additional 1m setback added for every 1m height increase above a wall height of 7m.
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Ancillary Buildings and Structures

PO 10.1
Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.

- DTS/DPF 10.1
Ancillary buildings and structures:
- (a) are ancillary to a dwelling erected on the site
 - (b) have a floor area not exceeding:
 - (i) 60m² on sites less than 800m²
 - (ii) 80m² on sites 800m² or more
 - (c) are not constructed, added to or altered so that any part is situated:
 - (i) in front of any part of the building line of the dwelling to which it is ancillary
 - (ii) within 5.5m from the boundary of the primary street
 - (iii) within 900mm of a boundary of the allotment with a secondary street
 - (d) in the case of a garage or carport, do not exceed 7m or 50% of the site frontage (whichever is the lesser) when facing a primary street or secondary street
 - (e) if situated on a boundary (not being a boundary with a primary street or secondary street) do not exceed 11m unless:
 - (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary
 - (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
 - (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street) all walls or structures on the boundary do not exceed 45% of the length of that boundary
 - (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure
 - (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)
 - (i) have a roof height where no part of the roof is more than 5m above the natural ground level
 - (j) if clad in sheet metal, are pre-colour treated or painted in a non-reflective colour
 - (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:
 - (i) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site
<150	10%
150-200	15%

	<table border="1"> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	201-450	20%	>450	25%											
201-450	20%															
>450	25%															
<p>PO 10.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements and do not result in over-development of the site.</p>	<p>DTS/DPF 10.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design Table 1 - Private Open Space</p> <p>(b) less car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number</p> <p>(c) site coverage exceeding 60%.</p>															
Concept Plans																
<p>PO 11.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 11.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <table border="1"> <thead> <tr> <th>Description</th> </tr> </thead> <tbody> <tr> <td>Concept Plan 73 - Port Vincent</td> </tr> <tr> <td>Concept Plan 75 - Warrengie Development Area Land Form / Building Module Cross Section - Warrengie</td> </tr> <tr> <td>Concept Plan 2 - Hurling Drive, Mount Barker</td> </tr> <tr> <td>Concept Plan 3 - Mount Barker and Littlehampton</td> </tr> <tr> <td>Concept Plan 71 - Hamley Bridge</td> </tr> <tr> <td>Concept Plan 1 - Hawthorn Road South Mount Barker</td> </tr> <tr> <td>Concept Plan 50 - Roseworthy Town Expansion</td> </tr> <tr> <td>Concept Plan 76 - Infrastructure and Staging - Berri West</td> </tr> <tr> <td>Concept Plan 72 - Wallaroo, Athena Drive</td> </tr> <tr> <td>Concept Plan 99 - Two Wells</td> </tr> <tr> <td>Concept Plan 98 - Mallala</td> </tr> <tr> <td>Concept Plan 92 - Meadows</td> </tr> <tr> <td>Concept Plan 91 - Nairne West</td> </tr> <tr> <td>Concept Plan 90 - Residential - Gardner St, Littlehampton</td> </tr> </tbody> </table> <p>In relation to DTS/DPF 11.1, in instances where:</p> <p>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</p> <p>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 11.1 is met.</p>	Description	Concept Plan 73 - Port Vincent	Concept Plan 75 - Warrengie Development Area Land Form / Building Module Cross Section - Warrengie	Concept Plan 2 - Hurling Drive, Mount Barker	Concept Plan 3 - Mount Barker and Littlehampton	Concept Plan 71 - Hamley Bridge	Concept Plan 1 - Hawthorn Road South Mount Barker	Concept Plan 50 - Roseworthy Town Expansion	Concept Plan 76 - Infrastructure and Staging - Berri West	Concept Plan 72 - Wallaroo, Athena Drive	Concept Plan 99 - Two Wells	Concept Plan 98 - Mallala	Concept Plan 92 - Meadows	Concept Plan 91 - Nairne West	Concept Plan 90 - Residential - Gardner St, Littlehampton
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Advertisements																
<p>PO 12.1</p> <p>Advertisements identify the associated business activity, and do not detract from the residential character of the locality.</p>	<p>DTS/DPF 12.1</p> <p>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m² and mounted flush with a wall or fence.</p>															

Table 1 - Accepted Development Classification

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

Class of Development	Accepted Development Classification Criteria
<p>Air handling unit, air conditioning system or exhaust fan Except where any of the following apply:</p> <ul style="list-style-type: none"> Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay 	<ol style="list-style-type: none"> The item will be installed on or within an existing dwelling. The item being installed does not encroach on a public street. If the associated building is in a Historic Area Overlay, no part of the item, when installed, will be able to be seen by a person standing at ground level in a public street.

Policy24 - Enquiry

<p>Brush fence Except where any of the following apply:</p> <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The fence is formed (wholly or partially) from brush. 2. The fence does not exceed 2.1 metres in height (measured from the lower of the 2 adjoining finished ground levels). 3. The fence does not exceed 1 m in height within 6 m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved). 4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas.
<p>Building work on railway land 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 • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<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 (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017) 3. It is required for the conduct or maintenance of railway activities 4. It does not involve the clearance of native vegetation 5. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas.
<p>Carport Except where any of the following apply:</p> <ul style="list-style-type: none"> • American River Subzone • Future Local Road Widening Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Underground Subzone • Wallaroo Landmark Subzone • Waterfront Subzone 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system. 3. It is ancillary to a dwelling erected on the site. 4. 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. 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) - a length not exceeding 11m 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): <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 facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 12. The carport is located so that vehicle access: <ol style="list-style-type: none"> (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; or (b) is not obtained from a State Maintained Road, and will use a driveway that: <ol style="list-style-type: none"> (i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing; (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree; (iii) 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 (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site. 13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour 14. Does not involve the clearance of native vegetation

15. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:

(a) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

(b) the amount of existing soft landscaping prior to the development occurring.

Internal building work
Except where any of the following apply:

- Local Heritage Place Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay

1. There will be no increase in the total floor area of the building
2. Other than where located within the Historic Area Overlay there will be no alteration to the external appearance of the building to any significant degree.
3. There will be no alteration to the external appearance of the building where located within the Historic Area overlay.

Outbuilding
Except where any of the following apply:

- American River Subzone
- Coastal Areas Overlay
- Future Local Road Widening Overlay
- Future Road Widening Overlay
- Hazards (Flooding) Overlay
- Historic Area Overlay
- Local Heritage Place Overlay
- Significant Landscape Protection Overlay
- State Heritage Area Overlay
- State Heritage Place Overlay
- Underground Subzone
- Wallaroo Landmark Subzone
- Waterfront Subzone

1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*.
2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system.
3. It is detached from and ancillary to a dwelling erected on the site.
4. 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.
5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads).
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 11.5m 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.
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):
 - (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.

11. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment.
12. If the outbuilding is a garage - door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser).
13. 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.
14. If the outbuilding is a garage, it is located so that vehicle access:
 - (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; or
 - (b) is not obtained from a State maintained Road, and will use a driveway that:
 - (i) is not located within 6 metres of an intersection of 2 or more roads or a pedestrian actuated crossing;
 - (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree;
 - (iii) 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
 - (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access
 - (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site
15. If clad in sheet metal is pre-colour treated or painted in a non-reflective colour.
16. Does not involve-
 - (a) excavation exceeding a vertical height of 1 metre; or
 - (b) filling exceeding a vertical height of 1 metre,

and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2 metres.

17. Does not involve the clearance of native vegetation
18. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas
19. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less:
 - (a) a total area as determined by the following table:

<p>Dwelling site area (or in the case of residential flat building or group dwelling(s),</p>	<p>Minimum percentage of site</p>
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	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #003366; color: white;"> <th style="padding: 5px;">average site area) (m²)</th> <th style="padding: 5px;"></th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;"><150</td> <td style="padding: 5px;">10%</td> </tr> <tr> <td style="padding: 5px;">150-200</td> <td style="padding: 5px;">15%</td> </tr> <tr> <td style="padding: 5px;">201-450</td> <td style="padding: 5px;">20%</td> </tr> <tr> <td style="padding: 5px;">>450</td> <td style="padding: 5px;">25%</td> </tr> </tbody> </table> <p>(b) the amount of existing soft landscaping prior to the development occurring.</p>	average site area) (m ²)		<150	10%	150-200	15%	201-450	20%	>450	25%
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<150	10%										
150-200	15%										
201-450	20%										
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<p>Partial demolition of a building or 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 	<p>None</p>										
<p>Private bushfire shelter Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Future Local Road Widening Overlay • Future Road Widening Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Local Heritage Place Overlay • River Murray Flood Plain Protection Area Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system. 3. Primary street setback - at least as far back as the building to which it is ancillary. 4. Secondary street setback - at least 900mm from the boundary of the allotment. 5. At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place) 6. Does not involve the clearance of native vegetation. 										
<p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> • Future Local Road Widening Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. Shade sail consists of permeable material 4. The total area of the sail - does not exceed 40m² 5. No part of the shade sail will be: <ol style="list-style-type: none"> (a) 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment (b) 5m above ground or floor level (depending on where it is situated) within any other part of the allotment 6. Primary street setback - at least as far back as the building line of the building to which it is ancillary 7. If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11.5m 8. In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary. 9. Does not involve the clearance of native vegetation 10. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas 11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less: <ol style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #003366; color: white;"> <th style="padding: 5px;">Dwelling</th> <th style="padding: 5px;">Minimum</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px; text-align: center;">site area (or</td> <td style="padding: 5px; text-align: center;">percentage</td> </tr> <tr> <td style="padding: 5px; text-align: center;">in the case</td> <td style="padding: 5px; text-align: center;">of site</td> </tr> <tr> <td style="padding: 5px; text-align: center;">of</td> <td style="padding: 5px;"></td> </tr> </tbody> </table> 	Dwelling	Minimum	site area (or	percentage	in the case	of site	of			
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150-200	15%										
201-450	20%										
>450	25%										
<p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2. 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. 3. Panels and associated components do not overhang any part of the roof. 4. Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system. 5. If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. 										
<p>Swimming pool or spa pool Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Future Local Road Widening Overlay • Future Road Widening Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • Roxby Downs Subzone • State Heritage Area Overlay • State Heritage Place Overlay 	<ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>. 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system. 3. It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted. 4. Allotment boundary setback - not less than 1m. 5. Primary street setback - at least as far back as the building line of the building to which it is ancillary. 6. Location of filtration system from a dwelling on an adjoining allotment: <ol style="list-style-type: none"> (a) not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or (b) not less than 12m in any other case. 7. Does not involve the clearance of native vegetation. 8. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas 9. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less: <ol style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1" style="width: 100%; background-color: #1a3d54; color: white; margin-top: 10px;"> <tr> <th style="text-align: center; padding: 10px;">Dwelling site area (or in the case of residential</th> <th style="text-align: center; padding: 10px;">Minimum percentage of site</th> </tr> </table> 	Dwelling site area (or in the case of residential	Minimum percentage of site								
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<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p data-bbox="124 846 427 884">Verandah Except where any of the following apply:</p> <ul data-bbox="156 902 459 1048" style="list-style-type: none"> • American River Subzone • Future Local Road Widening Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	<ol data-bbox="858 851 1516 1310" style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>. 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system. 3. It is ancillary to a dwelling erected on the site. 4. Primary street setback - as far back as the building line of the building to which it is ancillary. 5. Total floor area - does not exceed 40m² 6. Post height - does not exceed 3m measured from natural ground level. 7. Building height - does not exceed 5m. 8. Length - does not exceed 11.5m if any part of the structure abuts or is situated on a boundary of the allotment. 9. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment. 10. Does not involve the clearance of native vegetation 11. Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less: <p data-bbox="858 1310 1276 1339">(a) a total area as determined by the following table:</p> <table border="1" data-bbox="901 1339 1516 2105"> <tr> <th colspan="2" data-bbox="901 1339 1225 2049">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th data-bbox="1225 1339 1516 2049">Minimum percentage of site</th> </tr> <tr> <td data-bbox="901 2049 1225 2076"><150</td> <td data-bbox="1225 2049 1516 2076"></td> <td data-bbox="1225 2049 1516 2076">10%</td> </tr> <tr> <td data-bbox="901 2076 1225 2105">150-200</td> <td data-bbox="1225 2076 1516 2105"></td> <td data-bbox="1225 2076 1516 2105">15%</td> </tr> </table>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)		Minimum percentage of site	<150		10%	150-200		15%	
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<p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> American River Subzone Historic Area Overlay Local Heritage Place Overlay Ramsar Wetlands Overlay State Heritage Area Overlay State Heritage Place Overlay 	<ol style="list-style-type: none"> The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system. The tank is part of a roof drainage system. Total floor area - not exceeding 30m². The tank is located wholly above ground. Tank height - does not exceed 4m above natural ground level. Primary street setback - at least as far back as the building line of the building to which it is ancillary. In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour. Does not involve the clearance of native vegetation Retains a total area of soft landscaping in accordance with (a) or (b), whichever is less: <p>(a) a total area as determined by the following table:</p> <table border="1" data-bbox="906 860 1522 1854"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <p>(b) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
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<p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Ramsar Wetlands Overlay 	<ol style="list-style-type: none"> The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system. The tank (including any associated pump) is located wholly below the level of the ground. Does not involve the clearance of native vegetation. 										

Table 2 - Deemed-to-Satisfy Development Classification

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

Class of Development	Deemed-to-Satisfy Development Classification Criteria			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary accommodation 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 - Regional) Overlay • Hazards (Flooding) Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • River Murray Flood Plain Protection Area Overlay • Scenic Quality Overlay • Significant Interface Management Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Underground Subzone • Wallaroo Marina Subzone • Waterfront Subzone 	Site coverage DTS/DPF 3.1	Clearance from Overhead Powerlines DTS/DPF 1.1 Design [All development [Earthworks and sloping land]] DTS/DPF 8.1 Design [All Residential development [Ancillary Development]] DTS/DPF 13.1, DTS/DPF 13.2 Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2 Transport, Access and Parking [Corner Cut-Offs] DTS/DPF 10.1	American River Subzone [Land Use and Character] DTS/DPF 1.1	Aircraft Noise Exposure Overlay [Land Use and Intensity] DTS/DPF 1.1 Aircraft Noise Exposure Overlay [Built Form] DTS/DPF 2.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1 Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1 Building Near Airfields Overlay DTS/DPF 1.1, DTS/DPF 1.2, DTS/DPF 1.3 Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1 Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Gateway Overlay [Landscape Amenity] DTS/DPF 2.1 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] DTS/DPF 1.1 Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1 Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] DTS/DPF 2.2 Hazards (Flooding – General) Overlay [Flood Resilience] DTS/DPF 2.1 Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] DTS/DPF 1.1 Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1 Resource Extraction Protection Area Overlay [Protection of Strategic Resources] DTS/DPF 1.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1 Water Resources Overlay [Water Catchment] DTS/DPF 1.5
Carport	Site coverage	Clearance from Overhead	American River Subzone [Land	Airport Building Heights (Aircraft

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<p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Historic Area Overlay • Local Heritage Place Overlay • Non-stop Corridor Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Underground Subzone • Wallaroo Landmark Subzone • Waterfront Subzone 	<p>DTS/DPF 3.1 Ancillary Buildings and Structures DTS/DPF 10.1, DTS/DPF 10.2</p>	<p>Powerlines DTS/DPF 1.1 Design [All development [Earthworks and sloping land]] DTS/DPF 8.1 Design [All Residential development [Car parking, access and manoeuvrability]] DTS/DPF 19.3, DTS/DPF 19.4, DTS/DPF 19.5 Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2</p>	<p>Use and Character] DTS/DPF 1.1</p>	<p>Landing Areas) Overlay [Built Form] DTS/DPF 1.1 Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1 Building Near Airfields Overlay DTS/DPF 1.3 Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1 Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Gateway Overlay [Landscape Amenity] DTS/DPF 2.1 Hazards (Flooding) Overlay [Flood Resilience] DTS/DPF 3.5 Historic Shipwrecks Overlay [General] DTS/DPF 1.1 Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1 Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1 Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1 Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1 Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1 Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1 Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1 Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1 Major Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] DTS/DPF 3.1 Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1 Major Urban Transport Routes Overlay [Access - Location (Sight Lines)]</p>
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				<p>DTS/DPF 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] DTS/DPF 3.4, DTS/DPF 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] DTS/DPF 3.4, DTS/DPF 3.9</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] DTS/DPF 5.4</p> <p>Scenic Quality Overlay [Earthworks] DTS/DPF 4.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] DTS/DPF 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] DTS/DPF 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1</p> <p>Water Resources Overlay [Water Catchment] DTS/DPF 1.5</p>
Detached dwelling Except where any of the following apply:	Site Dimensions and Land Division DTS/DPF 2.1, DTS/DPF 2.2	Clearance from Overhead Powerlines DTS/DPF 1.1	American River Subzone [Land Use and Character] DTS/DPF 1.1	Affordable Housing Overlay [Land Division] DTS/DPF 1.1

<ul style="list-style-type: none"> • Character Area Overlay • Coastal Areas Overlay • Gas and Liquid Petroleum Pipelines (Facilities) Overlay • Gateway Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Interface Management Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Non-stop Corridor Overlay • Resource Extraction Protection Area Overlay • River Murray Flood Plain Protection Area Overlay • Scenic Quality Overlay • Significant Interface Management Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Underground Subzone • Wallaroo Landmark Subzone • Water Resources Overlay • Waterfront Subzone 	<p>Site coverage DTS/DPF 3.1</p> <p>Building Height DTS/DPF 4.1</p> <p>Primary Street Setback DTS/DPF 5.1</p> <p>Secondary Street Setback DTS/DPF 6.1</p> <p>Boundary Walls DTS/DPF 7.1</p> <p>Side Boundary Setback DTS/DPF 8.1</p> <p>Rear Boundary Setback DTS/DPF 9.1</p>	<p>Design [All development [On-site Waste Treatment Systems]] DTS/DPF 6.1</p> <p>Design [All development [Earthworks and sloping land]] DTS/DPF 8.1</p> <p>Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] DTS/DPF 10.1, DTS/DPF 10.2</p> <p>Design [All Residential development [Front elevations and passive surveillance]] DTS/DPF 11.1</p> <p>Design [All Residential development [Outlook and amenity]] DTS/DPF 12.1</p> <p>Design [All Residential development [Garage appearance]] DTS/DPF 14.1</p> <p>Design [All Residential development [Private Open Space]] DTS/DPF 17.1</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] DTS/DPF 19.1, DTS/DPF 19.2, DTS/DPF 19.3, DTS/DPF 19.4, DTS/DPF 19.5</p> <p>Design [All Residential development [Design of Transportable Dwellings]] DTS/DPF 21.1</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Amenity]] DTS/DPF 22.4</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] DTS/DPF 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.1, DTS/DPF 12.2</p> <p>Site Contamination DTS/DPF 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] DTS/DPF 5.1</p>		<p>Aircraft Noise Exposure Overlay [Land Use and Intensity] DTS/DPF 1.1</p> <p>Aircraft Noise Exposure Overlay [Built Form] DTS/DPF 2.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1</p> <p>Building Near Airfields Overlay DTS/DPF 1.3</p> <p>Character Preservation District Overlay [Land Use and Intensity] DTS/DPF 1.2</p> <p>Coastal Flooding Overlay DTS/DPF 1.1</p> <p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] DTS/DPF 2.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] DTS/DPF 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] DTS/DPF 1.1</p> <p>Historic Shipwrecks Overlay [General] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p>
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				<p>Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1</p> <p>Limited Dwelling Overlay DTS/DPF 1.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] DTS/DPF 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Stormwater Management Overlay DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] DTS/DPF 3.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] DTS/DPF 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater]</p>
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				<p>DTS/DPF 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1</p> <p>Urban Tree Canopy Overlay DTS/DPF 1.1</p>
<p>Dwelling addition</p> <p>Except where any of the following apply:</p> <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 - Regional) Overlay • Hazards (Flooding) Overlay • Heritage Adjacency Overlay • Interface Management Overlay • Local Heritage Place Overlay • Non-stop Corridor Overlay • River Murray Flood Plain Protection Area Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Underground Subzone • Wallaroo Marina Subzone • Water Resources Overlay • Waterfront Subzone 	<p>Site coverage DTS/DPF 3.1</p> <p>Building Height DTS/DPF 4.1</p> <p>Primary Street Setback DTS/DPF 5.1</p> <p>Secondary Street Setback DTS/DPF 6.1</p> <p>Boundary Walls DTS/DPF 7.1, DTS/DPF 7.2</p> <p>Side Boundary Setback DTS/DPF 8.1</p> <p>Rear Boundary Setback DTS/DPF 9.1</p>	<p>Clearance from Overhead Powerlines DTS/DPF 1.1</p> <p>Design [All development [On-site Waste Treatment Systems]] DTS/DPF 6.1</p> <p>Design [All Residential development [Garage appearance]] DTS/DPF 14.1</p> <p>Design [All Residential development [Dwelling additions]] DTS / DPF 16.1</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] DTS/DPF 19.3, DTS/DPF 19.4, DTS/DPF 19.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2</p>	<p>American River Subzone [Land Use and Character] DTS/DPF 1.1</p>	<p>Aircraft Noise Exposure Overlay [Built Form] DTS/DPF 2.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1</p> <p>Building Near Airfields Overlay DTS/DPF 1.3</p> <p>Character Area Overlay [Alterations and Additions] DTS/DPF 3.1</p> <p>Character Preservation District Overlay [Land Use and Intensity] DTS/DPF 1.2</p> <p>Coastal Flooding Overlay DTS/DPF 1.1</p> <p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1</p> <p>Gateway Overlay [Built Form and Character] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] DTS/DPF 2.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] DTS/DPF 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] DTS/DPF 1.1</p> <p>Historic Area Overlay [Alterations and additions] DTS/DPF 3.1</p> <p>Historic Shipwrecks Overlay [General] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points]</p>

				<p>DTS/DPF 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] DTS/DPF 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] DTS/DPF 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] DTS/DPF 3.5, DTS/DPF 3.9</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] DTS/DPF 1.1</p> <p>Scenic Quality Overlay [Earthworks] DTS/DPF 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] DTS/DPF 1.2</p> <p>State Significant Native Vegetation Areas Overlay [Environmental</p>
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				<p>Protection] DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] DTS/DPF 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] DTS/DPF 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1</p>
<p>Dwelling or residential flat building undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. Except where any of the following apply:</p> <ul style="list-style-type: none"> • Character Area Overlay • Coastal Areas Overlay • Gateway Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Non-stop Corridor Overlay • Resource Extraction Protection Area Overlay • River Murray Flood Plain Protection Area Overlay • Scenic Quality Overlay • Significant Interface Management Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Water Resources Overlay 	None	<p>Housing Renewal [Land Use and Intensity] DTS/DPF 1.1</p> <p>Housing Renewal [Building Height] DTS/DPF 2.1</p> <p>Housing Renewal [Primary Street Setback] DTS/DPF 3.1</p> <p>Housing Renewal [Secondary Street Setback] DTS/DPF 4.1</p> <p>Housing Renewal [Boundary Walls] DTS/DPF 5.1, DTS/DPF 5.2</p> <p>Housing Renewal [Side Boundary Setback] DTS/DPF 6.1</p> <p>Housing Renewal [Rear Boundary Setback] DTS/DPF 7.1</p> <p>Housing Renewal [Buildings elevation design] DTS/DPF 8.1, DTS/DPF 8.2</p> <p>Housing Renewal [Outlook and amenity] DTS/DPF 9.1</p> <p>Housing Renewal [Private Open Space] DTS/DPF 10.1</p> <p>Housing Renewal [Visual privacy] DTS/DPF 11.1, DTS/DPF 11.2</p> <p>Housing Renewal [Landscaping] DTS/DPF 12.1</p> <p>Housing Renewal [Car Parking] DTS/DPF 14.1, DTS/DPF 14.2, DTS/DPF 14.3</p> <p>Housing Renewal [Waste] DTS/DPF 16.1</p>	<p>American River Subzone [Land Use and Character] DTS/DPF 1.1</p>	<p>Aircraft Noise Exposure Overlay [Land Use and Intensity] DTS/DPF 1.1</p> <p>Aircraft Noise Exposure Overlay [Built Form] DTS/DPF 2.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1</p> <p>Building Near Airfields Overlay DTS/DPF 1.3</p> <p>Character Preservation District Overlay [Land Use and Intensity] DTS/DPF 1.2</p> <p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] DTS/DPF 2.2</p> <p>Hazards (Flooding - General) Overlay [Flood Resilience] DTS/DPF 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience]</p>

		<p>Housing Renewal [Vehicle Access] DTS/DPF 17.2, DTS/DPF 17.3, DTS/DPF 17.4</p> <p>Housing Renewal [Earthworks] DTS/DPF 19.1</p> <p>Housing Renewal [Service connections and infrastructure] DTS/DPF 20.1</p> <p>Housing Renewal [Site contamination] DTS/DPF 21.1</p>		<p>DTS/DPF 1.1</p> <p>Historic Shipwrecks Overlay [General] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1</p> <p>Limited Dwelling Overlay DTS/DPF 1.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Spacing) - Existing Access Points] DTS/DPF 3.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] DTS/DPF 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p>
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<p>Land division Except where any of the following apply:</p> <ul style="list-style-type: none"> Environment and Food Production Area Overlay 	None	<p>Land Division [All land division [Allotment configuration]] DTS/DPF 1.1</p>	<p>American River Subzone [Land Use and Character] DTS/DPF 1.1</p>	<p>Limited Land Division Overlay [General] DTS/DPF 1.1</p>
<p>Outbuilding 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 Non-stop Corridor Overlay Significant Landscape Protection Overlay State Heritage Area Overlay State Heritage Place Overlay Underground Subzone Wallaroo Landmark Subzone Waterfront Subzone 	<p>Site coverage DTS/DPF 3.1</p> <p>Ancillary Buildings and Structures DTS/DPF 10.1, DTS/DPF 10.2</p>	<p>Clearance from Overhead Powerlines DTS/DPF 1.1</p> <p>Design [All development [Earthworks and sloping land]] DTS/DPF 8.1</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] DTS/DPF 19.3, DTS/DPF 19.4, DTS/DPF 19.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2</p>	<p>American River Subzone [Land Use and Character] DTS/DPF 1.1</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1</p> <p>Building Near Airfields Overlay DTS/DPF 1.3</p> <p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1</p> <p>Gateway Overlay [Landscape Amenity] DTS/DPF 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] DTS/DPF 2.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] DTS/DPF 3.2</p>

				<p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] DTS/DPF 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] DTS/DPF 2.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] DTS/DPF 3.5</p> <p>Historic Shipwrecks Overlay [General] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Spacing) - Existing Access Points] DTS/DPF 3.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] DTS/DPF 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1</p>
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				<p>Major Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] DTS/DPF 3.4, DTS/DPF 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] DTS/DPF 3.4, DTS/DPF 3.9</p> <p>Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] DTS/DPF 5.4</p> <p>Scenic Quality Overlay [Earthworks] DTS/DPF 4.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] DTS/DPF 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] DTS/DPF 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] DTS/DPF 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1</p> <p>Water Resources Overlay [Water Catchment] DTS/DPF 1.5</p>
<p>Replacement building 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 (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • River Murray Flood Plain Protection Area Overlay • State Heritage Area Overlay • State Heritage Place Overlay 	None	None	None	None
<p>Semi-detached dwelling Except where any of the following apply:</p>	<p>Site Dimensions and Land Division DTS/DPF 2.1, DTS/DPF 2.2</p>	<p>Clearance from Overhead Powerlines DTS/DPF 1.1</p>	<p>American River Subzone [Land Use and Character] DTS/DPF 1.1</p>	<p>Affordable Housing Overlay [Land Division] DTS/DPF 1.1</p>

<ul style="list-style-type: none"> • Character Area Overlay • Coastal Areas Overlay • Gas and Liquid Petroleum Pipelines (Facilities) Overlay • Gateway Overlay • Hazards (Bushfire - General Risk) Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Bushfire - Regional) Overlay • Hazards (Flooding) Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Interface Management Overlay • Local Heritage Place Overlay • Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Non-stop Corridor Overlay • Resource Extraction Protection Area Overlay • River Murray Flood Plain Protection Area Overlay • Scenic Quality Overlay • Significant Interface Management Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Underground Subzone • Wallaroo Landmark Subzone • Water Resources Overlay • Waterfront Subzone 	<p>Site coverage DTS/DPF 3.1</p> <p>Building Height DTS/DPF 4.1</p> <p>Primary Street Setback DTS/DPF 5.1</p> <p>Secondary Street Setback DTS/DPF 6.1</p> <p>Boundary Walls DTS/DPF 7.1, DTS/DPF 7.2</p> <p>Side Boundary Setback DTS/DPF 8.1</p> <p>Rear Boundary Setback DTS/DPF 9.1</p>	<p>Design [All development [On-site Waste Treatment Systems]] DTS/DPF 6.1</p> <p>Design [All development [Earthworks and sloping land]] DTS/DPF 8.1</p> <p>Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] DTS/DPF 10.1, DTS/DPF 10.2</p> <p>Design [All Residential development [Front elevations and passive surveillance]] DTS/DPF 11.1</p> <p>Design [All Residential development [Outlook and amenity]] DTS/DPF 12.1</p> <p>Design [All Residential development [Garage appearance]] DTS/DPF 14.1</p> <p>Design [All Residential development [Private Open Space]] DTS/DPF 17.1</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] DTS/DPF 19.1, DTS/DPF 19.2, DTS/DPF 19.3, DTS/DPF 19.4, DTS/DPF 19.5</p> <p>Design [All Residential development [Design of Transportable Dwellings]] DTS/DPF 21.1</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Amenity]] DTS/DPF 22.4</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] DTS/DPF 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.1, DTS/DPF 12.2</p> <p>Site Contamination DTS/DPF 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] DTS/DPF 5.1</p>	<p>Aircraft Noise Exposure Overlay [Land Use and Intensity] DTS/DPF 1.1</p> <p>Aircraft Noise Exposure Overlay [Built Form] DTS/DPF 2.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1</p> <p>Building Near Airfields Overlay DTS/DPF 1.3</p> <p>Character Preservation District Overlay [Land Use and Intensity] DTS/DPF 1.2</p> <p>Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] DTS/DPF 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] DTS/DPF 2.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] DTS/DPF 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] DTS/DPF 1.1</p> <p>Historic Shipwrecks Overlay [General] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] DTS/DPF 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] DTS/DPF 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] DTS/DPF 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] DTS/DPF 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] DTS/DPF 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] DTS/DPF 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] DTS/DPF 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] DTS/DPF 8.1</p>
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				[Building on Road Reserve] DTS/DPF 8.1 Urban Transport Routes Overlay [Public Road Junctions] DTS/DPF 9.1 Urban Transport Routes Overlay [Corner Cut-Offs] DTS/DPF 10.1 Urban Tree Canopy Overlay DTS/DPF 1.1
Temporary accommodation in an area affected by bushfire	None	None	None	None
Verandah Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Historic Area Overlay • Local Heritage Place Overlay • Non-stop Corridor Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay • Underground Subzone • Wallaroo Landmark Subzone • Waterfront Subzone 	Site coverage DTS/DPF 3.1 Ancillary Buildings and Structures DTS/DPF 10.1, DTS/DPF 10.2	Clearance from Overhead Powerlines DTS/DPF 1.1 Design [All development [Earthworks and sloping land]] DTS/DPF 8.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2	American River Subzone [Land Use and Character] DTS/DPF 1.1	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1 Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1 Building Near Airfields Overlay DTS/DPF 1.3 Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1 Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Gateway Overlay [Landscape Amenity] DTS/DPF 2.1 Hazards (Flooding) Overlay [Flood Resilience] DTS/DPF 3.5 Historic Shipwrecks Overlay [General] DTS/DPF 1.1 Key Railway Crossings Overlay [Access, Design and Function] DTS/DPF 1.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] DTS/DPF 3.4, DTS/DPF 3.9 Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1 Scenic Quality Overlay [Earthworks] DTS/DPF 4.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1 Water Resources Overlay [Water Catchment] DTS/DPF 1.5

Table 3 - Applicable Policies for Performance Assessed Development

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

Class of Development	Applicable Policies			
	Zone	General Development Policies	Subzone (applies only in the area affected by the Subzone)	Overlay (applies only in the area affected by the Overlay)
Ancillary accommodation	Site coverage	Clearance from Overhead	American River Subzone [Land	Aircraft Noise Exposure Overlay

	<p>PO 3.1</p> <p>Powerlines PO 1.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.4</p> <p>Design [All Residential development [Ancillary Development]] PO 13.1, PO 13.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>	<p>Use and Character] PO 1.1</p> <p>Roxby Downs Subzone [Land Use and Intensity] PO 1.1</p> <p>Underground Subzone [Land Use and Intensity] PO 1.1, PO 1.2</p> <p>Underground Subzone [Side and Rear Boundary Setbacks] PO 2.1, PO 2.2</p> <p>Underground Subzone [Earthworks] PO 3.1</p> <p>Walleroo Landmark Subzone [Built Form and Character] PO 2.1, PO 2.3</p> <p>Walleroo Landmark Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3</p> <p>Walleroo Landmark Subzone [Site Coverage] PO 4.1</p> <p>Waterfront Subzone [Land Use and Intensity] PO 1.1</p> <p>Waterfront Subzone [Built Form and Character] PO 2.3, PO 2.4</p> <p>Waterfront Subzone [Site Coverage] PO 3.1</p>	<p>[Land Use and Intensity] PO 1.1</p> <p>Aircraft Noise Exposure Overlay [Built Form] PO 2.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p>
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				<p>PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features]</p>
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				<p>PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form]</p>
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				<p>PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Carport	<p>Site coverage PO 3.1</p> <p>Ancillary Buildings and Structures PO 10.1, PO 10.2</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.3, PO 19.4, PO 19.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p>	<p>American River Subzone [Land Use and Character] PO 1.1</p> <p>Walleroo Landmark Subzone [Built Form and Character] PO 2.1, PO 2.3</p> <p>Walleroo Landmark Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3</p> <p>Walleroo Landmark Subzone [Site Coverage] PO 4.1</p> <p>Waterfront Subzone [Land Use and Intensity] PO 1.1</p> <p>Waterfront Subzone [Built Form and Character] PO 2.3, PO 2.4</p> <p>Waterfront Subzone [Site Coverage] PO 3.1</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening]</p>

				<p>PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p>
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				<p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access - Location</p>
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				<p>(Spacing) - Existing Access Points PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.3, PO 5.4</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3, PO 6.4</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p>
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				<p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p>
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				<p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Demolition	None	None	None	<p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Demolition] PO 7.1, PO 7.2, PO 7.3</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Demolition] PO 6.1, PO 6.2</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Demolition] PO 6.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Demolition] PO 6.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p>
Detached dwelling	<p>Land Use and Intensity PO 1.1</p> <p>Site Dimensions and Land Division PO 2.1, PO 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, PO 7.2</p> <p>Side Boundary Setback PO 8.1</p> <p>Rear Boundary Setback PO 9.1</p> <p>Concept Plans PO 11.1</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2</p> <p>Design [All Residential development [Front elevations and passive surveillance]] PO 11.1, PO 11.2</p> <p>Design [All Residential development [Outlook and amenity]] PO 12.1</p> <p>Design [All Residential development [Garage appearance]] PO 14.1</p> <p>Design [All Residential development [Massing]] PO 15.1</p>	<p>American River Subzone [Land Use and Character] PO 1.1</p> <p>Roxby Downs Subzone [Land Use and Intensity] PO 1.1</p> <p>Underground Subzone [Land Use and Intensity] PO 1.1, PO 1.2</p> <p>Underground Subzone [Side and Rear Boundary Setbacks] PO 2.1, PO 2.2</p> <p>Underground Subzone [Earthworks] PO 3.1</p> <p>Walleroo Landmark Subzone [Land Use and Intensity] PO 1.1</p> <p>Walleroo Landmark Subzone [Built Form and Character] PO 2.1, PO 2.2</p> <p>Walleroo Landmark Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3</p> <p>Walleroo Landmark Subzone [Site Coverage] PO 4.1</p> <p>Waterfront Subzone [Land Use</p>	<p>Adelaide Dolphin Sanctuary Overlay [Land Use] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Built Form and Character] PO 2.1</p> <p>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2</p> <p>Affordable Housing Overlay [Movement and Car Parking] PO 4.1</p> <p>Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1</p> <p>Aircraft Noise Exposure Overlay [Built Form] PO 2.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p>

	<p>Design [All Residential development [Private Open Space]] PO 17.1</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5, PO 19.6</p> <p>Design [All Residential development [Waste storage]] PO 20.1</p> <p>Design [All Residential development [Design of Transportable Dwellings]] PO 21.1</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Amenity]] PO 22.2, PO 22.3, PO 22.4</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Carparking, access and manoeuvrability]] PO 24.4</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>	<p>and Intensity] PO 1.1</p> <p>Waterfront Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.4</p> <p>Waterfront Subzone [Site Coverage] PO 3.1</p>	<p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p>
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				<p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development]</p>
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				<p>PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p>
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			<p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection]</p>
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				<p>PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p>
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				<p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Urban Tree Canopy Overlay PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Dwelling addition	<p>Land Use and Intensity PO 1.1</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, PO 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 [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4</p> <p>Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2</p> <p>Design [All Residential development [Front elevations and passive surveillance]] PO 11.1</p> <p>Design [All Residential development [Outlook and amenity]] PO 12.1</p> <p>Design [All Residential development [Garage appearance]] PO 14.1</p> <p>Design [All Residential development [Massing]] PO 15.1</p> <p>Design [All Residential development [Private Open Space]] PO 17.1</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5, PO 19.6</p> <p>Design [All Residential development [Waste storage]] PO 20.1</p> <p>Design [All Residential development [Design of Transportable Dwellings]] PO 21.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p>	<p>American River Subzone [Land Use and Character] PO 1.1</p> <p>Roxby Downs Subzone [Land Use and Intensity] PO 1.1</p> <p>Underground Subzone [Land Use and Intensity] PO 1.1, PO 1.2</p> <p>Underground Subzone [Side and Rear Boundary Setbacks] PO 2.1, PO 2.2</p> <p>Underground Subzone [Earthworks] PO 3.1</p> <p>Walleroo Landmark Subzone [Built Form and Character] PO 2.1, PO 2.2</p> <p>Walleroo Landmark Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3</p> <p>Walleroo Landmark Subzone [Site Coverage] PO 4.1</p> <p>Waterfront Subzone [Land Use and Intensity] PO 1.1</p> <p>Waterfront Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.4</p> <p>Waterfront Subzone [Site Coverage] PO 3.1</p>	<p>Aircraft Noise Exposure Overlay [Built Form] PO 2.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Alterations and Additions] PO 3.1, PO 3.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access]</p>

		<p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p>		<p>PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p>
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				<p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p>
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				<p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.5, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay</p>
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				<p>[Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.5, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.2</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p>
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				<p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
<p>Dwelling or residential flat building undertaken by: (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating</p>	None	<p>Housing Renewal [Land Use and Intensity] PO 1.1, PO 1.2</p> <p>Housing Renewal [Building Height] PO 2.1, PO 2.2</p> <p>Housing Renewal [Primary Street</p>	<p>American River Subzone [Land Use and Character] PO 1.1</p>	<p>Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1</p> <p>Aircraft Noise Exposure Overlay [Built Form] PO 2.1</p> <p>Airport Building Heights (Aircraft</p>

<p>to the renewal of housing endorsed by the South Australian Housing Trust.</p>	<p>Setback] PO 3.1</p> <p>Housing Renewal [Secondary Street Setback] PO 4.1</p> <p>Housing Renewal [Boundary Walls] PO 5.1, PO 5.2</p> <p>Housing Renewal [Side Boundary Setback] PO 6.1</p> <p>Housing Renewal [Rear Boundary Setback] PO 7.1</p> <p>Housing Renewal [Buildings elevation design] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Housing Renewal [Outlook and amenity] PO 9.1, PO 9.2</p> <p>Housing Renewal [Private Open Space] PO 10.1</p> <p>Housing Renewal [Visual privacy] PO 11.1, PO 11.2</p> <p>Housing Renewal [Landscaping] PO 12.1</p> <p>Housing Renewal [Water Sensitive Design] PO 13.1</p> <p>Housing Renewal [Car Parking] PO 14.1, PO 14.2, PO 14.3, PO 14.4, PO 14.5</p> <p>Housing Renewal [Overshadowing] PO 15.1</p> <p>Housing Renewal [Waste] PO 16.1, PO 16.2</p> <p>Housing Renewal [Vehicle Access] PO 17.1, PO 17.2, PO 17.3, PO 17.4, PO 17.5, PO 17.6, PO 17.7</p> <p>Housing Renewal [Storage] PO 18.1</p> <p>Housing Renewal [Earthworks] PO 19.1</p> <p>Housing Renewal [Service connections and infrastructure] PO 20.1</p> <p>Housing Renewal [Site contamination] PO 21.1</p>	<p>Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Design Overlay [General] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p>
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				<p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p>
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				<p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p>
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				<p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection</p>
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				<p>Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p>
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				<p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Urban Tree Canopy Overlay PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Fence	None	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [Fences and Walls]] PO 9.1</p>	None	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Ancillary Development] PO 4.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gateway Overlay [Landscaping] PO 3.3</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity]</p>

				<p>PO 1.1</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.6</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Ancillary development] PO 4.4</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.5</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Marine Parks (Managed Use) Overlay [Land Use] PO 1.1</p> <p>Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Ramsar Wetlands Overlay [General] PO 1.1, PO 1.2, PO 1.3, PO 1.4</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.4</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.4</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.4</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.4, PO 1.7</p>
Group dwelling	<p>Land Use and Intensity PO 1.1</p> <p>Site Dimensions and Land Division PO 2.1, PO 2.2</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [External Appearance]]</p>	<p>American River Subzone [Land Use and Character] PO 1.1</p> <p>Roxby Downs Subzone [Land Use and Intensity]</p>	<p>Adelaide Dolphin Sanctuary Overlay [Land Use] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Land Division]</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, PO 7.2</p> <p>Side Boundary Setback PO 8.1</p> <p>Rear Boundary Setback PO 9.1</p> <p>Concept Plans PO 11.1</p>	<p>PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>Design [All development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Design [All development [Landscaping]] PO 3.1</p> <p>Design [All development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2</p> <p>Design [All Residential development [Front elevations and passive surveillance]] PO 11.1</p> <p>Design [All Residential development [Outlook and amenity]] PO 12.1, PO 12.2</p> <p>Design [All Residential development [Garage appearance]] PO 14.1</p> <p>Design [All Residential development [Massing]] PO 15.1</p> <p>Design [All Residential development [Private Open Space]] PO 17.1</p> <p>Design [All Residential development [Water Sensitive Design]] PO 18.1, PO 18.2</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5</p> <p>Design [All Residential development [Waste storage]] PO 20.1</p> <p>Design [All Residential development [Design of Transportable Dwellings]] PO 21.1</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Amenity]] PO 22.1, PO 22.2, PO 22.3</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Communal Open Space]] PO 23.1</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Carparking, access and manoeuvrability]] PO 24.1, PO 24.2, PO 24.3, PO 24.4, PO 24.5, PO 24.6</p>	<p>PO 1.1</p> <p>Underground Subzone [Land Use and Intensity] PO 1.1, PO 1.2</p> <p>Underground Subzone [Side and Rear Boundary Setbacks] PO 2.1, PO 2.2</p> <p>Underground Subzone [Earthworks] PO 3.1</p> <p>Walleroo Landmark Subzone [Land Use and Intensity] PO 1.1</p> <p>Walleroo Landmark Subzone [Built Form and Character] PO 2.1, PO 2.2</p> <p>Walleroo Landmark Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3</p> <p>Walleroo Landmark Subzone [Site Coverage] PO 4.1</p> <p>Waterfront Subzone [Land Use and Intensity] PO 1.1</p> <p>Waterfront Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.4</p> <p>Waterfront Subzone [Site Coverage] PO 3.1</p>	<p>PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Built Form and Character] PO 2.1</p> <p>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2</p> <p>Affordable Housing Overlay [Movement and Car Parking] PO 4.1</p> <p>Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1</p> <p>Aircraft Noise Exposure Overlay [Built Form] PO 2.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.1</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum</p>
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				<p>Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p>
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				<p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p>
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				<p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Land division	<p>Land Use and Intensity PO 1.1</p> <p>Site Dimensions and Land Division PO 2.1, PO 2.2</p> <p>Concept Plans PO 11.1</p>	<p>Land Division [All land division [Allotment configuration]] PO 1.1, PO 1.2</p> <p>Land Division [All land division [Design and Layout]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.6, PO 2.7</p> <p>Land Division [All land division [Roads and Access]] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6, PO 3.7, PO 3.8, PO 3.9, PO 3.10</p> <p>Land Division [All land division [Infrastructure]] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6</p>	<p>American River Subzone [Land Use and Character] PO 1.1</p> <p>Roxby Downs Subzone [Land Use and Intensity] PO 1.1</p> <p>Underground Subzone [Land Use and Intensity] PO 1.1</p> <p>Wallaroo Landmark Subzone [Land Use and Intensity] PO 1.1</p> <p>Waterfront Subzone [Land Use and Intensity] PO 1.1, PO 1.2</p>	<p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1</p> <p>Aircraft Noise Exposure Overlay [Land Division] PO 3.1</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Land Division] PO 5.1</p>

		<p>Land Division [Minor Land Division (Under 20 Allotments) [Open Space]] PO 5.1</p> <p>Land Division [Minor Land Division (Under 20 Allotments) [Solar Orientation]] PO 6.1</p> <p>Land Division [Minor Land Division (Under 20 Allotments) [Water Sensitive Design]] PO 7.1, PO 7.2</p> <p>Land Division [Minor Land Division (Under 20 Allotments) [Battle-Axe Development]] PO 8.1, PO 8.2, PO 8.3, PO 8.4</p> <p>Land Division [Major Land Division (20+ Allotments) [Open Space]] PO 9.1, PO 9.2, PO 9.3</p> <p>Land Division [Major Land Division (20+ Allotments) [Water Sensitive Design]] PO 10.1, PO 10.2, PO 10.3</p> <p>Land Division [Major Land Division (20+ Allotments) [Solar Orientation]] PO 11.1</p>		<p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.1</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.3, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Dwelling Excision Overlay [Land Division] PO 1.1</p> <p>Environment and Food Production Areas Overlay PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3, PO 4.4</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1, PO 1.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Division] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Land Division] PO 4.1, PO 4.2, PO 4.3, PO 4.4</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways]</p>
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				<p>Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Marine Parks (Managed Use) Overlay [Land Use] PO 1.1</p> <p>Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.1, PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Land Division] PO 5.1, PO 5.2</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.3, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Land</p>
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				<p>Division] PO 5.1, PO 5.2</p> <p>Native Vegetation Overlay [Land division] PO 2.1</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Ramsar Wetlands Overlay [Land Division] PO 2.1</p> <p>Regulated and Significant Tree Overlay [Land Division] PO 3.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Land Division] PO 3.1, PO 3.2</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>River Murray Tributaries Protection Area Overlay [Land Division] PO 2.1, PO 2.2</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>State Heritage Area Overlay [Land Division] PO 4.1</p> <p>State Heritage Place Overlay [Land Division] PO 4.1</p> <p>State Significant Native Vegetation Areas Overlay [Land division] PO 2.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p>
Outbuilding	Site coverage PO 3.1	Clearance from Overhead Powerlines	American River Subzone [Land Use and Character]	Airport Building Heights (Aircraft Landing Areas) Overlay [Built

	<p>Ancillary Buildings and Structures PO 10.1, PO 10.2</p>	<p>PO 1.1 Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.3, PO 19.4, PO 19.5</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p>	<p>PO 1.1 Walleroo Landmark Subzone [Built Form and Character] PO 2.1, PO 2.3</p> <p>Walleroo Landmark Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3</p> <p>Walleroo Landmark Subzone [Site Coverage] PO 4.1</p> <p>Waterfront Subzone [Land Use and Intensity] PO 1.1</p> <p>Waterfront Subzone [Built Form and Character] PO 2.3, PO 2.4</p> <p>Waterfront Subzone [Site Coverage] PO 3.1</p>	<p>Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads,</p>
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			<p>Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)]</p>
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				<p>PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes</p>
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			<p>Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.3, PO 5.4</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3, PO 6.4</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay</p>
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				<p>[Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Residential flat building	<p>Land Use and Intensity PO 1.1</p> <p>Site Dimensions and Land Division PO 2.1, PO 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>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [External Appearance]] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>Design [All development [Safety]] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Design [All development [Landscaping]]</p>	<p>American River Subzone [Land Use and Character] PO 1.1</p> <p>Roxby Downs Subzone [Land Use and Intensity] PO 1.1</p> <p>Underground Subzone [Land Use and Intensity] PO 1.1, PO 1.2</p> <p>Underground Subzone [Side and Rear Boundary Setbacks] PO 2.1, PO 2.2</p>	<p>Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Built Form and Character] PO 2.1</p> <p>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2</p> <p>Affordable Housing Overlay [Movement and Car Parking] PO 4.1</p>

<p>Secondary Street Setback PO 6.1</p> <p>Boundary Walls PO 7.1, PO 7.2</p> <p>Side Boundary Setback PO 8.1</p> <p>Rear Boundary Setback PO 9.1</p> <p>Concept Plans PO 11.1</p>	<p>PO 3.1</p> <p>Design [All development [Environmental Performance]] PO 4.1, PO 4.2, PO 4.3</p> <p>Design [All development [On-site Waste Treatment Systems]] PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.1, PO 7.2, PO 7.3, PO 7.4, PO 7.5, PO 7.6, PO 7.7</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2</p> <p>Design [All Residential development [Front elevations and passive surveillance]] PO 11.1</p> <p>Design [All Residential development [Outlook and amenity]] PO 12.1, PO 12.2</p> <p>Design [All Residential development [Garage appearance]] PO 14.1</p> <p>Design [All Residential development [Massing]] PO 15.1</p> <p>Design [All Residential development [Private Open Space]] PO 17.1</p> <p>Design [All Residential development [Water Sensitive Design]] PO 18.1, PO 18.2</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5</p> <p>Design [All Residential development [Waste storage]] PO 20.1</p> <p>Design [All Residential development [Design of Transportable Dwellings]] PO 21.1</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Amenity]] PO 22.1, PO 22.2, PO 22.3</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Communal Open Space]] PO 23.1</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Carparking, access and manoeuvrability]] PO 24.1, PO 24.2, PO 24.3, PO 24.4, PO 24.5, PO 24.6</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Soft Landscaping]] PO 25.1, PO 25.2</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Site</p>	<p>Underground Subzone [Earthworks] PO 3.1</p> <p>Walleroo Landmark Subzone [Land Use and Intensity] PO 1.1</p> <p>Walleroo Landmark Subzone [Built Form and Character] PO 2.1, PO 2.2</p> <p>Walleroo Landmark Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3</p> <p>Walleroo Landmark Subzone [Site Coverage] PO 4.1</p> <p>Waterfront Subzone [Land Use and Intensity] PO 1.1</p> <p>Waterfront Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.4</p> <p>Waterfront Subzone [Site Coverage] PO 3.1</p>	<p>Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1</p> <p>Aircraft Noise Exposure Overlay [Built Form] PO 2.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.1</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p>
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	<p>Facilities / Waste Storage] PO 26.1, PO 26.2, PO 26.3, PO 26.4, PO 26.5, PO 26.6</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>			<p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.1, PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.1, PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay</p>
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				<p>[Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenities] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and</p>
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			<p>Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p>
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				<p>Noise and Air Emissions Overlay [Siting and Design] PO 1.1, PO 1.2, PO 1.3</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenities] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Place Overlay [Landscape Context and</p>
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				<p>Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Retaining wall	None	Design [All development [Fences and Walls]] PO 9.1, PO 9.2	American River Subzone [Land Use and Character] PO 1.1	<p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.5</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.3, PO 2.4</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2, PO 3.3</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.2, PO 4.3, PO 4.7</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p>

				<p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.5</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.5</p> <p>Marine Parks (Managed Use) Overlay [Land Use] PO 1.1</p> <p>Marine Parks (Restricted Use) Overlay [Land Use] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Ramsar Wetlands Overlay [General] PO 1.1, PO 1.2, PO 1.3, PO 1.4</p> <p>Regulated and Significant Tree Overlay [Land Division] PO 3.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.4</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.5</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.5, PO 1.7, PO 1.8</p>
Row dwelling	Land Use and Intensity PO 1.1	Clearance from Overhead Powerlines PO 1.1	Roxby Downs Subzone [Land Use and Intensity] PO 1.1	Adelaide Dolphin Sanctuary Overlay [Land Use] PO 1.1, PO 1.2, PO 1.3

Site Dimensions and Land Division PO 2.1, PO 2.2	Design [All development [On-site Waste Treatment Systems]] PO 6.1	Underground Subzone [Land Use and Intensity] PO 1.1, PO 1.2	Affordable Housing Overlay [Land Division] PO 1.1, PO 1.2, PO 1.3
Site coverage PO 3.1	Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5	Underground Subzone [Side and Rear Boundary Setbacks] PO 2.1, PO 2.2	Affordable Housing Overlay [Built Form and Character] PO 2.1
Building Height PO 4.1		Underground Subzone [Earthworks] PO 3.1	Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2
Primary Street Setback PO 5.1	Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2	Walleroo Landmark Subzone [Land Use and Intensity] PO 1.1	Affordable Housing Overlay [Movement and Car Parking] PO 4.1
Secondary Street Setback PO 6.1		Walleroo Landmark Subzone [Built Form and Character] PO 2.1, PO 2.2	Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1
Boundary Walls PO 7.1, PO 7.2	Design [All Residential development [Front elevations and passive surveillance]] PO 11.1, PO 11.2	Walleroo Landmark Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3	Aircraft Noise Exposure Overlay [Built Form] PO 2.1
Side Boundary Setback PO 8.1	Design [All Residential development [Outlook and amenity]] PO 12.1	Walleroo Landmark Subzone [Site Coverage] PO 4.1	Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1
Rear Boundary Setback PO 9.1		Waterfront Subzone [Land Use and Intensity] PO 1.1	Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1
Concept Plans PO 11.1	Design [All Residential development [Garage appearance]] PO 14.1	Waterfront Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.4	Building Near Airfields Overlay PO 1.3
	Design [All Residential development [Massing]] PO 15.1	Waterfront Subzone [Site Coverage] PO 3.1	Character Area Overlay [All Development] PO 1.1
	Design [All Residential development [Private Open Space]] PO 17.1		Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
	Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5, PO 19.6		Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2
	Design [All Residential development [Waste storage]] PO 20.1		Character Preservation District Overlay [Land Use and Intensity] PO 1.2
	Design [All Residential development [Design of Transportable Dwellings]] PO 21.1		Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3
	Design [Group dwelling, residential flat buildings and battle-axe development [Amenity]] PO 22.2, PO 22.3, PO 22.4		Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6
	Design [Group dwelling, residential flat buildings and battle-axe development [Carparking, access and manoeuvrability]] PO 24.4		Character Preservation District Overlay [Earthworks] PO 4.1
	Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2		Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5
	Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2		Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2
	Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3		Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7
	Site Contamination PO 1.1		Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4
	Transport, Access and Parking [Vehicle Parking Rates] PO 5.1		Coastal Flooding Overlay PO 1.1
	Transport, Access and Parking [Corner Cut-Offs] PO 10.1		Defence Aviation Area Overlay [Built Form] PO 1.1
			Future Local Road Widening Overlay [Future Road Widening] PO 1.1
			Future Road Widening Overlay [Future Road Widening]

				<p>PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines Overlay [Land Use and Intensity] PO 1.1</p> <p>Gas and Liquid Petroleum Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings]</p>
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				<p>PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes</p>
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				<p>Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality]</p>
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				<p>PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1, PO 2.2</p>
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				<p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works] PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access - Location (Spacing) - New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Urban Tree Canopy Overlay PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Semi-detached dwelling	<p>Land Use and Intensity PO 1.1</p> <p>Site Dimensions and Land Division PO 2.1, PO 2.2</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [On-site Waste Treatment Systems]]</p>	<p>American River Subzone [Land Use and Character] PO 1.1</p> <p>Roxby Downs Subzone [Land Use and Intensity]</p>	<p>Adelaide Dolphin Sanctuary Overlay [Land Use] PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Land Division]</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, PO 7.2</p> <p>Side Boundary Setback PO 8.1</p> <p>Rear Boundary Setback PO 9.1</p> <p>Concept Plans PO 11.1</p>	<p>PO 6.1</p> <p>Design [All development [Carparking Appearance]] PO 7.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1, PO 8.2, PO 8.3, PO 8.4, PO 8.5</p> <p>Design [All development [Overlooking / Visual Privacy (in building 3 storeys or less)]] PO 10.1, PO 10.2</p> <p>Design [All Residential development [Front elevations and passive surveillance]] PO 11.1, PO 11.2</p> <p>Design [All Residential development [Outlook and amenity]] PO 12.1</p> <p>Design [All Residential development [Garage appearance]] PO 14.1</p> <p>Design [All Residential development [Massing]] PO 15.1</p> <p>Design [All Residential development [Private Open Space]] PO 17.1</p> <p>Design [All Residential development [Car parking, access and manoeuvrability]] PO 19.1, PO 19.2, PO 19.3, PO 19.4, PO 19.5, PO 19.6</p> <p>Design [All Residential development [Waste storage]] PO 20.1</p> <p>Design [All Residential development [Design of Transportable Dwellings]] PO 21.1</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Amenity]] PO 22.2, PO 22.3, PO 22.4</p> <p>Design [Group dwelling, residential flat buildings and battle-axe development [Carparking, access and manoeuvrability]] PO 24.4</p> <p>Infrastructure and Renewable Energy Facilities [Water Supply] PO 11.2</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.1, PO 12.2</p> <p>Interface between Land Uses [Overshadowing] PO 3.1, PO 3.2, PO 3.3</p> <p>Site Contamination PO 1.1</p> <p>Transport, Access and Parking [Vehicle Parking Rates] PO 5.1</p> <p>Transport, Access and Parking [Corner Cut-Offs] PO 10.1</p>	<p>PO 1.1</p> <p>Underground Subzone [Land Use and Intensity] PO 1.1, PO 1.2</p> <p>Underground Subzone [Side and Rear Boundary Setbacks] PO 2.1, PO 2.2</p> <p>Underground Subzone [Earthworks] PO 3.1</p> <p>Walleroo Landmark Subzone [Land Use and Intensity] PO 1.1</p> <p>Walleroo Landmark Subzone [Built Form and Character] PO 2.1, PO 2.2</p> <p>Walleroo Landmark Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3</p> <p>Walleroo Landmark Subzone [Site Coverage] PO 4.1</p> <p>Waterfront Subzone [Land Use and Intensity] PO 1.1</p> <p>Waterfront Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.4</p> <p>Waterfront Subzone [Site Coverage] PO 3.1</p>	<p>PO 1.1, PO 1.2, PO 1.3</p> <p>Affordable Housing Overlay [Built Form and Character] PO 2.1</p> <p>Affordable Housing Overlay [Affordable Housing Incentives] PO 3.1, PO 3.2</p> <p>Affordable Housing Overlay [Movement and Car Parking] PO 4.1</p> <p>Aircraft Noise Exposure Overlay [Land Use and Intensity] PO 1.1</p> <p>Aircraft Noise Exposure Overlay [Built Form] PO 2.1</p> <p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1, PO 1.2</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Land Use and Intensity] PO 1.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.5, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gas and Liquid Petroleum</p>
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				<p>Pipelines (Facilities) Overlay [Safety] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2, PO 1.3</p> <p>Gateway Overlay [Landscaping] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.3</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Habitable Buildings] PO 4.1, PO 4.2, PO 4.3</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2, PO 6.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2, PO 5.3</p> <p>Hazards (Bushfire - Outback) Overlay [Habitable Buildings] PO 1.1</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Habitable Buildings] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2, PO 5.3</p> <p>Hazards (Flooding) Overlay [Flood</p>
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				<p>Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Hazards (Flooding - Evidence Required) Overlay [Flood Resilience] PO 1.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Historic Area Overlay [Alterations and additions] PO 3.1, PO 3.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Key Outback and Rural Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Key Outback and Rural Routes Overlay [Access - Existing Access Points] PO 3.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Spacing)] PO 4.1</p> <p>Key Outback and Rural Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Key Outback and Rural Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Key Outback and Rural Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Key Outback and Rural Routes Overlay [Public Road Junctions] PO 8.1</p> <p>Key Railway Crossings Overlay [Access, Design and Function] PO 1.1</p> <p>Limited Dwelling Overlay</p>
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				<p>PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Major Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) - Existing Access Points] PO 3.1</p> <p>Major Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Major Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Major Urban Transport Routes Overlay [Access - Mud and Debris] PO 6.1</p> <p>Major Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Major Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Major Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Major Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Wastewater] PO 2.2, PO 2.3, PO 2.4</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Wastewater] PO 2.1, PO 2.4, PO 2.5</p> <p>Mount Lofty Ranges Water Supply</p>
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				<p>Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Resource Extraction Protection Area Overlay [Protection of Strategic Resources] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Wastewater] PO 1.1</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.2, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Scenic Quality Overlay [Landscaping] PO 3.1</p> <p>Scenic Quality Overlay [Earthworks] PO 4.1</p> <p>Significant Interface Management Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Area Overlay [Conservation Works]</p>
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				<p>PO 7.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>State Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1</p> <p>Stormwater Management Overlay PO 1.1</p> <p>Traffic Generating Development Overlay [Traffic Generating Development] PO 1.1, PO 1.2, PO 1.3</p> <p>Urban Transport Routes Overlay [Access - Safe Entry and Exit (Traffic Flow)] PO 1.1</p> <p>Urban Transport Routes Overlay [Access - On-Site Queuing] PO 2.1</p> <p>Urban Transport Routes Overlay [Access - (Location Spacing) - Existing Access Point] PO 3.1</p> <p>Urban Transport Routes Overlay [Access – Location (Spacing) – New Access Points] PO 4.1</p> <p>Urban Transport Routes Overlay [Access - Location (Sight Lines)] PO 5.1</p> <p>Urban Transport Routes Overlay [Access – Mud and Debris] PO 6.1</p> <p>Urban Transport Routes Overlay [Access - Stormwater] PO 7.1</p> <p>Urban Transport Routes Overlay [Building on Road Reserve] PO 8.1</p> <p>Urban Transport Routes Overlay [Public Road Junctions] PO 9.1</p> <p>Urban Transport Routes Overlay [Corner Cut-Offs] PO 10.1</p> <p>Urban Tree Canopy Overlay PO 1.1</p> <p>Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8</p>
Tree-damaging activity	None	None	None	<p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Regulated and Significant Tree Overlay [Tree Retention and Health] PO 1.1, PO 1.2, PO 1.3, PO 1.4</p> <p>Regulated and Significant Tree Overlay [Ground work affecting trees] PO 2.1</p>

				<p>Regulated and Significant Tree Overlay [Land Division] PO 3.1</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p>
Verandah	<p>Site coverage PO 3.1</p> <p>Ancillary Buildings and Structures PO 10.1, PO 10.2</p>	<p>Clearance from Overhead Powerlines PO 1.1</p> <p>Design [All development [Earthworks and sloping land]] PO 8.1</p> <p>Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2</p>	<p>American River Subzone [Land Use and Character] PO 1.1</p> <p>Warraroo Landmark Subzone [Built Form and Character] PO 2.1, PO 2.3</p> <p>Warraroo Landmark Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3</p> <p>Warraroo Landmark Subzone [Site Coverage] PO 4.1</p> <p>Waterfront Subzone [Land Use and Intensity] PO 1.1</p> <p>Waterfront Subzone [Built Form and Character] PO 2.3, PO 2.4</p> <p>Waterfront Subzone [Site Coverage] PO 3.1</p>	<p>Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1</p> <p>Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1</p> <p>Building Near Airfields Overlay PO 1.3</p> <p>Character Area Overlay [All Development] PO 1.1</p> <p>Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Character Area Overlay [Ancillary Development] PO 4.1, PO 4.2</p> <p>Character Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5, PO 3.6</p> <p>Character Preservation District Overlay [Earthworks] PO 4.1</p> <p>Coastal Areas Overlay [Hazard Risk Minimisation] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5</p> <p>Coastal Areas Overlay [Coast Protection Works] PO 3.1, PO 3.2</p> <p>Coastal Areas Overlay [Environment Protection] PO 4.1, PO 4.2, PO 4.3, PO 4.4, PO 4.6, PO 4.7</p> <p>Coastal Areas Overlay [Access] PO 5.1, PO 5.2, PO 5.4</p> <p>Coastal Flooding Overlay PO 1.1</p> <p>Defence Aviation Area Overlay [Built Form] PO 1.1</p> <p>Future Local Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Future Road Widening Overlay [Future Road Widening] PO 1.1</p> <p>Gateway Overlay [Built Form and Character] PO 1.1, PO 1.2</p> <p>Gateway Overlay [Landscape Amenity] PO 2.1</p> <p>Gateway Overlay [Landscaping]</p>

				<p>PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - General Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - General Risk) Overlay [Vehicle Access – Roads, Driveways and Fire Tracks] PO 5.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Land Use] PO 1.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Siting] PO 2.1</p> <p>Hazards (Bushfire - High Risk) Overlay [Built Form] PO 3.1, PO 3.2</p> <p>Hazards (Bushfire - High Risk) Overlay [Vehicle Access –Roads, Driveways and Fire Tracks] PO 6.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Medium Risk) Overlay [Vehicle Access - Roads, Driveways and Fire Tracks] PO 5.2</p> <p>Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Siting] PO 1.1</p> <p>Hazards (Bushfire - Regional) Overlay [Built Form] PO 2.1, PO 2.2</p> <p>Hazards (Bushfire - Regional) Overlay [Vehicle Access -Roads and Driveways] PO 5.2</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3, PO 3.4</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.1, PO 4.2</p> <p>Hazards (Flooding) Overlay [Site Earthworks] PO 5.1, PO 5.2</p> <p>Hazards (Flooding) Overlay [Access] PO 6.1, PO 6.2</p> <p>Hazards (Flooding – General) Overlay [Flood Resilience] PO 2.1</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO</p>
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				<p>2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.1, PO 4.2</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.1, PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Historic Shipwrecks Overlay [General] PO 1.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2</p> <p>Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>Local Heritage Place Overlay [Conservation Works] PO 7.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Water Quality] PO 1.1</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.9</p> <p>Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Landscapes and Natural Features] PO 4.1</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>River Murray Flood Plain Protection Area Overlay [Built Form and Character] PO 4.1, PO 4.2, PO 4.3</p> <p>River Murray Flood Plain Protection Area Overlay [Flood Resilience] PO 5.1, PO 5.3</p> <p>River Murray Flood Plain Protection Area Overlay [Environmental Protection] PO 6.1, PO 6.2, PO 6.3</p> <p>River Murray Flood Plain Protection Area Overlay [Access] PO 7.1, PO 7.2, PO 7.3</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character]</p>
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				PO 2.1 Scenic Quality Overlay [Earthworks] PO 4.1 Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2 Significant Landscape Protection Overlay [Landscaping] PO 3.1 Significant Landscape Protection Overlay [Earthworks] PO 4.1 State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 State Heritage Area Overlay [Ancillary Development] PO 3.1, PO 3.2 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Area Overlay [Conservation Works] PO 7.1 State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7 State Heritage Place Overlay [Ancillary Development] PO 3.1, PO 3.2 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Conservation Works] PO 7.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 Water Resources Overlay [Water Catchment] PO 1.1, PO 1.2, PO 1.5, PO 1.6, PO 1.7, PO 1.8
All other Code Assessed Development	All	All	All	Any relevant Overlay: All

Table 4 - Restricted Development Classification

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

Class of Development	Exclusions
Shop	Any of the following: (a) shop with a gross leasable floor area less than 1000m ² (b) shop that is a restaurant.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

<p style="text-align: center;">Class of Development</p> <p style="text-align: center;">(Column A)</p>	<p style="text-align: center;">Exceptions</p> <p style="text-align: center;">(Column B)</p>
<p>1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.</p>	<p>None specified.</p>
<p>2. All development undertaken by:</p> <ul style="list-style-type: none"> (a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust. 	<p>Except development involving any of the following:</p> <ul style="list-style-type: none"> 1. residential flat building(s) of 3 storeys or greater 2. the demolition of a State or Local Heritage Place 3. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) air handling unit, air conditioning system or exhaust fan (b) ancillary accommodation (c) building work on railway land (d) carport (e) deck (f) dwelling (g) dwelling addition (h) fence (i) jetty, pontoon or boat berth (or any combination thereof) within the <i>Waterfront Subzone</i> (j) outbuilding (k) pergola (l) private bushfire shelter (m) residential flat building (n) retaining wall (o) shade sail (p) solar photovoltaic panels (roof mounted) (q) swimming pool or spa pool (r) tree damaging activity (s) verandah (t) water tank. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Neighbourhood Zone DTS/DPF 4.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) consulting room (b) office (c) shop. 	<p>Except development that:</p> <ul style="list-style-type: none"> 1. exceeds the maximum building height specified in Neighbourhood Zone DTS/DPF 4.1 or 2. does not satisfy Neighbourhood Zone DTS/DPF 1.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: <ul style="list-style-type: none"> (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3.2m measured from the lower of the natural or finished ground level (other than where the

	proposed wall abuts an existing wall or structure of greater height on the adjoining allotment).
<p>5. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) internal building works (b) land division (c) recreation area (d) replacement building (e) temporary accommodation in an area affected by bushfire (f) tree damaging activity. 	None specified.
6. Demolition.	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

American River Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	An area where a mix of residential and holiday homes including small, compact shack development, low density residential and elevated homes are set within a bush setting containing critical habitat for the Glossy Black Cockatoo.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Character	
<p>PO 1.1</p> <p>Development, including land division that maintains the rural surrounds and native vegetation in the township and that particularly avoids Glossy Black Cockatoo habitat of Drooping Sheoak (<i>Allocasuarina verticillata</i>).</p>	<p>DTS/DPF 1.1</p> <p>Development including land division does not result in the removal of Drooping Sheoak (<i>Allocasuarina verticillata</i>) or fragmentation of stands of Drooping Sheoak (<i>Allocasuarina verticillata</i>).</p>

Roxby Downs Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO1	

	A residential neighbourhood that includes workers accommodation to meet the housing needs of workers associated with key local industries.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Workers accommodation and residential parks integrated into residential neighbourhoods to meet the needs of short term and permanent long distance commuter workers.	DTS/DPF 1.1 None are applicable.

Underground Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Housing that contributes to the existing local context and development pattern primarily in the form of underground dwellings.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Underground dwellings located in areas that are best suited for subterranean development.	DTS/DPF 1.1 None are applicable.
PO 1.2 Underground dwellings designed and constructed to avoid impacts beyond the development site.	DTS/DPF 1.2 None are applicable.
Side and Rear Boundary Setbacks	
PO 2.1 Underground dwellings constructed in a manner that minimises alteration to the natural landform, including the removal of vegetation.	DTS/DPF 2.1 None are applicable.
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	DTS/DPF 3.1

Incomplete excavation is returned to the naturally occurring landform.	None are applicable.
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Wallaroo Landmark Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO1	A high quality medium density residential development presenting an attractive built form overlooking the Wallaroo Marina.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Development comprising medium density residential development.	DTS/DPF 1.1 None are applicable.
Built Form and Character	
PO 2.1 Development that fronts or overlooks the marina or public open space designed to take advantage of waterfront views while providing attractive frontages to public streets.	DTS/DPF 2.1 None are applicable.
PO 2.2 Service areas associated with dwellings such as open storage and clothes drying screened from public view.	DTS/DPF 2.2 None are applicable.
PO 2.3 Outbuildings designed and sited to minimise their visibility from the waterfront and do not dominate the appearance of public places.	DTS/DPF 2.3 None are applicable.
Building Height and Setbacks	
PO 3.1 Building height that achieves the highest intensity of built form with frontage to the marina and lower scale behind.	DTS/DPF 3.1 Building height is not less than 4 levels or 12m.
PO 3.2 Buildings setback from primary street frontages to reinforce a consistent and attractive streetscape character.	DTS/DPF 3.2 Buildings are no closer to the primary street boundary than: (a) 4.0m (b) 5.5m in the case of a garage or where the main facade of the building is set back more than 5m.
PO 3.3 Buildings provided with minimal setback to the marina to ensure a cohesive frontage to the marina and public walkway.	DTS/DPF 3.3 Buildings setback a maximum 1.0 metre from the marina basin frontage.

Site Coverage	
PO 4.1 Building footprints with a dual frontage to public streets and the waterfront consistent with established waterfront residential development.	DTS/DPF 4.1 Development not resulting in a total building footprint on the site exceeding 90%.

Waterfront Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO1	Residential development located with a coastal frontage or within a marina that provides opportunities for water-based recreation. Development is sited and designed to complement a waterfront environment.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Dwellings and ancillary buildings that complement a residential waterfront character.	DTS/DPF 1.1 None are applicable.
PO 1.2 Marinas include constructed waterways, mooring facilities, pontoons and small jetties to accommodate recreational activities and mooring of small boats associated with residential allotments.	DTS/DPF 1.2 None are applicable.
Built Form and Character	
PO 2.1 Dwellings on sites/allotments that front or overlook water or public space designed to take advantage of waterfront views while providing attractive frontages to public streets.	DTS/DPF 2.1 None are applicable.
PO 2.2 Service areas associated with dwellings such as open storage and clothes drying screened from public view.	DTS/DPF 2.2 None are applicable.
PO 2.3 Outbuildings designed and sited to minimise their visibility from the waterfront and do not dominate the appearance of public places.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development setback from canals to establish a consistent character that includes soft landscaping along canal frontages.	DTS/DPF 2.4 None are applicable.

Site Coverage	
<p>PO 3.1</p> <p>Building footprints on sites with a dual frontage to a public street and the waterfront consistent with the residential waterfront character while maximising use of available land in waterfront locations.</p>	<p>DTS/DPF 3.1</p> <p>Development on sites:</p> <p>(a) with a dual frontage to the waterfront and a public street</p> <p>(b) 300m² or less</p> <p>not resulting in a total building footprint on the site exceeding 90%.</p>

Attachment E – Strategic Planning Outcomes

1. State Planning Policies

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

SPP Key Principles

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

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>State Planning Policy 1 – Integrated Planning</p>	
<p>To apply the principles of integrated planning to shape cities and regions in a way that enhances our liveability, economic prosperity, and sustainable future.</p>	
<p>1.1 an adequate supply of land (well serviced by infrastructure) is available that can accommodate housing and employment growth over relevant forecast period.</p> <p>1.2 provide an orderly sequence of land development that enables the cost-effective and timely delivery of infrastructure investment commensurate with the rate of future population growth</p> <p>1.4 protect areas of rural, landscape character, environmental importance, mining or food production significance from the expansion or urban area, towns and settlements.</p> <p>1.7 Regenerate neighbourhoods to improve the quality and diversity of the housing in appropriate locations supported by infrastructure, services and facilities.</p> <p>1.9 Plan neighbourhoods to support walking and cycling, particularly in Greater Adelaide and regional townships.</p>	<p>The Code Amendment seeks to provide a further opportunity to support urban growth on a strategic site that could support in the order of 227 allotments.</p> <p>The land is vacant and is well located to extend the residential area of Kadina.</p> <p>The Affected Area is zoned deferred urban and will protect rural land and agriculture areas by developing residential dwellings in an orderly manner on land which has been earmarked for such development.</p> <p>The development of the Affected Area will provide a diversity of housing options in a regenerated neighbourhood that is connected to existing services.</p>
<p>State Planning Policy 2 - Design Quality</p> <p>To elevate the design quality of South Australia’s built environment and public realm.</p>	

State Planning Policy (SPP)	Code Amendment Alignment with SPPs
<p>2.1 promote best practice in the design of buildings, places and the public realm by applying the principles of Good Design.</p> <p>2.9 respect the characteristics and identities of different neighbourhoods, suburbs and precincts by ensuring development considers existing and desired future context of place.</p>	<p>Future development of the Affected Area will demonstrate best practice design with quality places for people to live and for Good Design principles to be prioritised.</p> <p>Continue the character of the adjacent residential area and manage the interface with surrounding farmland. The development will support the expansion of the township.</p>

State Planning Policy 6 – Housing Supply and Diversity

To promote the development of well-services and sustainable housing and land choices where and when required.

<p>6.1 A well-designed, diverse and affordable housing supply that responds to population growth and projections and the evolving demographic, social, cultural and lifestyle needs of our current and future communities.</p> <p>6.2 The timely supply of land for housing that is integrated with, and connected to, the range of services, facilities, public transport and infrastructure needed to support liveable and walkable neighbourhoods.</p> <p>6.3 Develop healthy neighbourhoods that include diverse housing options; enable access to local shops, community facilities and infrastructure; promote active travel; and public transport use; and provide quality open space, recreation and sporting facilities.</p> <p>6.4 The growth of regional centres and towns within the existing footprint of outside towns where there is demonstrated demand and the land is serviced with infrastructure.</p> <p>6.6 A diverse range of housing types within residential areas that provide choice for different household types, life stages and lifestyle choices.</p> <p>6.8 Ensure a minimum of 15% of new housing in all significant developments that meets the criteria for affordable housing.</p>	<p>The proposed developed will include an assortment of allotment sizes for a variety of dwelling types. The Affordable Housing Overlay will be applied to the entirety of the Affected Area. This will support the integration of Affordable Housing within the broader residential development.</p> <p>The Code Amendment will support the growth of an established regional centre and ensure that growth occurs in the envisaged/existing footprint of the town and not impact land required for primary production.</p> <p>The Code Amendment and proposed development will not adversely impact or fragment primary production land and benefits from existing connections to the town centre and residential development. Interface will be managed as necessary to retain the rural setting on the township's boundary.</p>
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State Planning Policy (SPP)	Code Amendment Alignment with SPPs
6.11 Residential development that does not fragment valuable primary production land, create land use conflicts or encroaches on sensitive environmental assets and places of high landscape value.	
<p>State Planning Policy 8 – Primary Industry</p> <p>A diverse and dynamic primary industry sector making the best use of natural and human assets.</p>	
<p>8.1 Identify and protect key primary production assets and secure strategic opportunities for future primary industry development.</p> <p>8.4 Equitably manage the interface between primary production and other land use types, especially at the edge of urban areas.</p>	Residential development adjacent to primary production and other land use types will be subject to various through various interface considerations to ensure the land uses don't conflict.

2. Regional Plans

The Regional Plan

The relevant Regional Plan for this Code Amendment is the Yorke Peninsula Regional Land Use Framework. This Plan includes 20 objectives, underpinned by a range of strategies that will help measure progress on delivering a new urban form. They are outlined below.

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

As with the SPPs, the directions set out in Regional Plans provide the long-term vision as well as setting the spatial patterns for future development in a region. This includes consideration of land use integration, transport infrastructure and the public realm.

1. Recognise and protect the region's environmental assets
2. Ensure efficient use of water and energy
3. Protect people and property from exposure to hazards
4. Ensure effective management of waste, wastewater and stormwater
5. Identify and protect places of heritage and cultural significance
6. Protect and build on the region's strategic freight transport, storage and processing infrastructure
7. Provide serviced and well-sited industrial land to meet projected demand
8. Retain and support ongoing Defence industries operations

9. Retain and strengthen the economic potential of high-quality agricultural land
10. Expand intensive livestock production and processing between Snowtown and Hamley Bridge
11. Strengthen local aquaculture and fishing industries
12. Safeguard mineral resources and encourage further exploration and mining
13. Reinforce Yorke Peninsula as a preferred coastal and nature-based tourist destination
14. Focus commercial development in key towns and ensure it is well sited and designed
15. Realise efficiencies in waste management and foster the resource recovery industry
16. Foster sustainable alternative energy and water supply industries
17. Reinforce the role, functionality and vibrancy of towns and settlements
18. Strategically plan and manage township growth, with coastal areas a priority
19. Design towns to provide safe, healthy, accessible and appealing environments
20. Provide residential land to enable a supply of diverse, affordable and sustainable housing to meet the needs of current and future residents and visitors

The Code Amendment proposal reinforces the desire for more vibrant and sustainable townships which protect important agricultural land and explore new industry opportunities. The proposal will reinforce the urban area of the township, connect to the established township and infrastructure whilst providing additional housing opportunities for residents.

Yorke Peninsula Regional Land Use Framework

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
1. Land biodiversity	
1.6 Locate and design development to prevent further loss, degradation and fragmentation of native vegetation, on public and private land, including within townships.	The Code Amendment will locate residential land in a strategic location to prevent the loss of native vegetation.
2. Ensure efficient use of water and energy	

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>2.3 Reduce energy requirements of industrial and residential buildings and estates by:</p> <ul style="list-style-type: none"> • Requiring energy efficient design to ensure buildings are cooler in summer and warmer in winter. • Actively supporting the use of renewable energy options in building designs and subdivisions. • Consolidating townships and strengthening the role and function of centres to reduce the need to travel, support regional passenger transport networks, and enable people to undertake a number of activities in one location. • Strategically clustering and locating export industries in locations with high proximity to freight corridors, ports and intermodals to increase the efficiency of freight movement. <p>Providing for walking and cycling within townships through the provision of safe and convenient linkages and bicycle parking facilities</p>	<p>Kadina is in need of additional housing supply with the Affected Area to provide a well located and strategically identified solution. The development will support strengthening the township and enhancing the role of the town centre. The site is accessible by multiple transport modes.</p>
<p>4. Effectively manage waste, wastewater and stormwater</p>	
<p>4.2 Manage stormwater to reduce risk of flood and pollution, improve water quality, and maximise opportunities for reuse.</p>	<p>The proponent is conscious that the proposed drainage system will need to integrate with the existing stormwater drainage paths to the west and south.</p>
<p>6. Protect and build on the Region’s strategic freight transport, storage and processing infrastructure</p>	
<p>6.3 Manage interfaces with residential areas and other sensitive land uses.</p>	<p>The Code Amendment proposes to rezone land from Deferred Urban to Neighbourhood which will interface with rural land. The interface will be managed with allotment sizes and buffer zones.</p>
<p>9. Retain and strengthen the economic potential of high-quality agricultural land</p>	

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>9.1 Prevent loss of productive agricultural land to other uses and through potential conflict with incompatible uses by:</p> <ul style="list-style-type: none"> • Focusing housing (including rural living) and industrial development within townships and industrial estates, unless directly related to primary industry • Preventing fragmentation of agricultural land • Managing interfaces with residential areas. 	<p>The Code Amendment is on land utilised for cropping and grazing that has been earmarked for future development. The Code Amendment will protect valuable farmland from being developed and is a logical expansion of a residential area.</p>
<p>17. Reinforce the role, functionality and vibrancy of towns and settlements</p>	
<p>17.1 Reinforce the major commercial and service role of Kadina, as the focus of major retail, commercial, administrative, education, health, justice and recreational developments in the region</p> <p>17.6 Provide for urban growth of Wallaroo, Moonta and Kadina while retaining distinct identities of each of the towns – prevent intensive development between the towns and ensure high quality design</p>	<p>The Code Amendment supports development within Kadina and aligns with it being the major centre for the Yorke Peninsula. It also supports urban growth in one of the three major townships and is not in a corridor between the townships.</p>
<p>18. Strategically plan and manage township growth, with master planning for coastal areas a priority</p>	
<p>18.1 Focus development in existing towns and settlements based on role and function.</p> <p>18.2 Base expansions of towns on clear and structured master planning that:</p> <ul style="list-style-type: none"> • supports the role, function and desired character of the town. • Ensures new areas are continuous with and form compact extensions of existing built-up areas. • prevents linear development along the coast and arterial roads. • does not encroach upon areas of importance to economic development (see Objectives 6-16). • supports equitable access to health, community and education services and facilities, including 	<p>The Affected Area is within an established township and is an expansion of the towns existing footprint. It will expand an adjacent residential area and has been earmarked for future developed as it is zoned Deferred Urban. Development of the site will improve connection to Kadina, not adversely affect primary production land and is an orderly form of development.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>future needs of the community taking into account projected demographic changes.</p> <ul style="list-style-type: none"> • supports cost-effective provision of infrastructure and services (e.g. health, education), including avoidance of unnecessary expansion or duplication of existing regional infrastructure and services. • promotes strong linkages between all parts of the town, particularly between residential areas, town centres, sporting and recreational facilities, and open space. • supports the provision of passenger/public transport within and between towns. • in coastal settlements, retains public access to the coast, promotes strong linkages with the coast, and better defines 'coastal zones' (refer Objective 1). • protects places of heritage and cultural value, minimises adverse environmental and aesthetic impacts, and prevents exposure of people and property to risk of hazards (e.g. flooding, erosion) (see Objectives 1-5). • promotes development on existing vacant land and surplus government land prior to providing further broadacre/greenfield sites. • locates land for rural living (large residential allotments) within townships in such a way that it retains opportunities for future town expansion. <p>18.4 Retain a functional and visual separation between townships, including Moonta/Port Hughes, Wallaroo and Kadina.</p>	
<p>19. Design towns to provide safe, healthy, accessible and appealing environments</p>	

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
<p>19.3 Establish and retain distinct and attractive entrances to townships.</p> <p>19.4 Retain town centres as the foci of retail, commercial, recreation, entertainment and civic activities in accordance with role and function of the town.</p> <p>19.11 Design all developments – housing, holiday homes, commercial, industrial – so they are functional, attractive, contribute to the desired character of the area, and are sympathetic to cultural and landscape features.</p>	<p>The Code Amendment is seeking to support the development of residential housing in a well-established township. The location of the development will retain and utilise the town-centre and existing services.</p> <p>Rezoning will support the expansion of the existing character on the adjacent land. Development will be sympathetic to its context.</p>
<p>20. Provide residential land to enable supply of diverse, affordable and sustainable housing to meet the needs of current and future residents and visitors</p>	
<p>20.1 Focus housing within townships, including ‘rural living’ (large residential allotments), to prevent encroachment on sensitive environments, agriculture, mining and industrial land, exposure to risks (e.g. flooding, bushfire, pollution) and to best utilise strategic infrastructure.</p> <p>20.3 Ensure housing is designed in accordance with desired character of the area.</p> <p>20.4 Ensure zoning promotes a range of housing types and densities to enable people to stay within their community as their housing needs change – young people, couples, families, older people.</p> <p>20.5 Locate higher density housing near town centres of larger service towns.</p> <p>20.6 Provide a range of accommodation for older people and people with a disability.</p> <p>20.7 Ensure that land is made available for public and social housing in towns with a service role.</p> <p>20.9 Provide for 15% affordable housing, including a 5% component for high needs housing, in all significant new housing developments.</p>	<p>The rezoning will utilise land which has been earmarked for future development and not encroach on primary production land. The proposed Neighbourhood Zoning will support a variety of dwelling types on a variety of allotment sizes, including affordable housing.</p> <p>The rezoning will expand existing residential development which is supported by an established town centre.</p>

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
20.12 Ensure housing is designed to maximise energy and water efficiency and minimise adverse impacts on the local environment.	

3. Other Strategic Plans

The following table identifies other documents relevant to the proposed Code Amendment:

Regional Plan Identified Priorities or Targets	Code Amendment Alignment with Regional Plan
Copper Coast Council Strategic Plan 2019-2029	<p>Social Objective – Wellbeing</p> <p>1.4 Public Order and Safety: To play a lead role in the development of a safe and orderly community for all residents.</p> <p>Environmental Objective – Sustainability</p> <p>2.5 Natural Environment: To preserve and enhance the natural environment.</p> <p>2.12 Sewerage and Waste: To provide and maintain sewerage and solid waste infrastructure to all our communities.</p> <p>2.13 Water Supply: To facilitate and lobby for a reliable water infrastructure and potable water supply.</p> <p>2.15 Stormwater: To reduce the impact of flooding on people and their property through effective stormwater infrastructure and management.</p>

Attachment F – Investigations

Report Title	Author	Attachment
Infrastructure and services	FMG	F.1
Native Vegetation & Fauna Flora Review	Environments by Design	F.2
Transport Investigations	Cirqa	F.3
Land Contamination	Agon	F.4
Register of Aboriginal Sites and Objects	Aboriginal Affairs and Reconciliation	F.5
Land Supply and Demand	Wardle Co Real Estate	F.6

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