



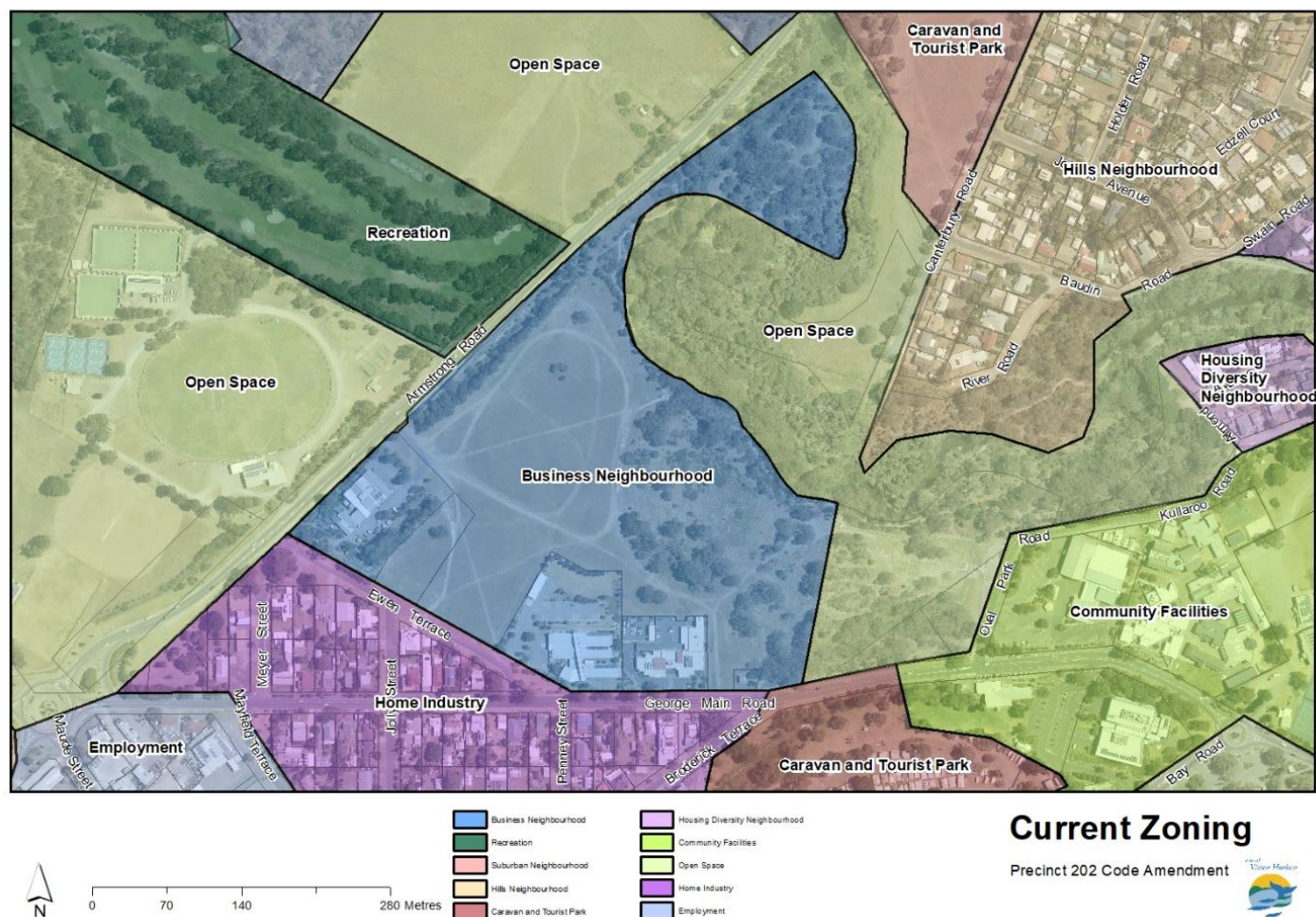
Attachment B

Current Code Policy

Table 1: Proposed Code Policy Summary

Summary	
Property Zoning Details	Zone Business Neighbourhood
	Subzone Nil
	Overlays <ul style="list-style-type: none"> • Hazards (Flooding) • Hazards (Bushfire - Urban Interface) • Hazards (Flooding - General) • Native Vegetation • Prescribed Water Resources Area • Traffic Generating Development • Urban Transport Routes • Water Resources
	Local Technical Variation (TNV) Nil

Figure 1: Current Code Zoning Spatial Extents



The remainder of the document is an extract from the Planning and Design Code, as it relates to the Business Neighbourhood Zone and associated policy.

Business Neighbourhood Zone – Development Pathways

<p>Accepted Development Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.</p>	<ul style="list-style-type: none"> • Air handling unit, air conditioning system or exhaust fan • Building alterations • Building work on railway land • Carport • Partial demolition of a building or structure • Shade sail • Solar photovoltaic panels (roof mounted) • Verandah • Water tank (above ground) • Water tank (underground)
<p>Code Assessed - Deemed to Satisfy Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.</p>	<ul style="list-style-type: none"> • Advertisement • Carport • Consulting room • Deck • Office • Shop • Temporary accommodation in an area affected by bushfire • Verandah
<p>Code Assessed - Performance Assessed Performance Assessed development types listed below are those for which the Code identifies relevant policies. Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.</p>	<ul style="list-style-type: none"> • Advertisement • Ancillary accommodation • Carport • Consulting room • Deck • Demolition • Detached dwelling • Dwelling addition • Dwelling or residential flat building undertaken by: <ul style="list-style-type: none"> a. the South Australian Housing Trust either individually or jointly with other persons or bodies or b. 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. • Fence • Group dwelling • Land division • Office • Outbuilding • Residential flat building • Retaining wall • Row dwelling • Semi-detached dwelling • Service trade premises • Shop • Store

	<ul style="list-style-type: none"> • Tree-damaging activity • Verandah • Warehouse
Impact Assessed - Restricted Means that the development type requires approval. Classes of development that are classified as Restricted are listed in Table 4 of the relevant Zones.	<ul style="list-style-type: none"> • General industry • Industry • Light industry • Shop • Special industry

Business Neighbourhood Zone – Assessment Provisions

Desired Outcomes (DO)	
DO 1	A variety of housing and accommodation types and compatible employment-generating land uses in an environment characterised by primarily low-rise buildings
DO 2	Buildings of a scale and design that complements surrounding built form, streetscapes and local character and provide for landscaping and open space.
Performance Outcome (PO)	Deemed to Satisfy Criteria (DTS) / Designated Performance Feature (DPF)
Land Use and Intensity	
PO 1.1 Housing and accommodation types appropriate to the locality complemented by shops, offices, consulting rooms and other non-residential uses that do not materially impact residential amenity.	DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> a. Community Facility b. Consulting room c. Dwelling d. Office e. Residential Flat Building f. Shop
PO 1.2 Business and commercial land uses complement and enhance the prevailing or emerging neighbourhood character.	DTS/DPF 1.2 Shops, offices and consulting rooms (or any combination thereof) do not exceed 250m ² in gross leasable floor area.

PO 1.3

Changes in the use of land between similar businesses encourages the efficient reuse of commercial premises and supports continued local access to a range of services compatible to the locality.

DTS/DPF 1.3

A change of use to a shop, office or consulting room or any combination of these uses where all of the following are achieved:

- a. the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses
- b. if the proposed change of use is for a shop:
 - i. the total gross leasable floor area of the shop will not exceed 250m²
 - ii. if primarily involving the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from the site of a dwelling (other than a dwelling directly associated with the proposed shop)
 - iii. if primarily involving heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any residential allotment within a neighbourhood-type zone or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions
- c. off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, except where:
 - i. the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) or
 - ii. the building is a local heritage place.

Built Form and Character

PO 2.1

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

DTS/DPF 2.1

None are applicable.

PO 2.2

Development provides attractive landscaping to the primary street frontage.

DTS/DPF 2.2

None are applicable.

PO 2.3

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

DTS/DPF 2.3

Development does not result in site coverage exceeding 60%.

Building Heights and Setbacks

PO 3.1

Buildings are generally of low-rise construction, with taller buildings positioned towards the centre of the zone and away from any adjoining neighbourhood-type zone to positively contribute to the built form character of the locality.

DTS/DPF 3.1

None are applicable.

PO 3.2

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

DTS/DPF 3.2

Buildings setback from the primary street boundary in accordance with the following table:

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

For the purposes of DTS/DPF 3.2:

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

PO 3.3

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

DTS/DPF 3.3

Building walls are set back from the secondary street frontage:

- a. the average of any existing buildings on adjoining sites having frontage to the same street or
- b. not less than 900mm where no building exists on an adjoining site.

<p>PO 3.4 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining residential properties.</p>	<p>DTS/DPF 3.4 Except where the building is a dwelling and is located on a central site within a row dwelling or terrace arrangement, side boundary walls occur only on one side boundary and satisfy (a) or (b) below:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 maximum 45% of the length of the boundary iv. encroach within 3m of any other existing or proposed boundary walls on the subject land.
<p>PO 3.5 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.</p>	<p>DTS/DPF 3.5 Dwelling walls of dwellings in a semi-detached or row arrangement are set back at least 900mm from side boundaries shared with allotments outside the development site.</p>
<p>PO 3.6 Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> a. separation between buildings in a way that complements the established character of the locality b. access to natural light and ventilation for neighbours 	<p>DTS/DPF 3.6 Other than walls located on a side boundary, building walls are set back at least 900mm from side boundaries.</p>
<p>PO 3.7 Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> a. separation between buildings in a way that complements the established character of the locality b. access to natural light and ventilation for neighbours c. open space recreational opportunities d. spaces for landscaping and vegetation 	<p>DTS/DPF 3.7 Buildings walls are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> a. 3m for the first building level b. 5m for any second building level

Land Division	
<p>PO 4.1 Land division and / or site amalgamation creates allotments that vary in size and are suitable for a variety of residential and commercial activities and improve the level of development integration.</p>	<p>DTS/DPF 4.1 None are applicable.</p>
Advertisements	
<p>PO 5.1 Advertisements complement the scale of buildings and are not visually dominant within the locality.</p>	<p>DTS/DPF 5.1 None are applicable.</p>
Concept Plans	
<p>PO 6.1 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.</p>	<p>DTS/DPF 6.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 6.1, in instances where:</p> <ol style="list-style-type: none"> 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. in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 6.1 is met.
Ancillary Buildings and Structures	
<p>PO 7.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 7.1 Ancillary buildings and structures:</p> <ol style="list-style-type: none"> are ancillary to a dwelling erected on the same site have a floor area not exceeding 60m² are not constructed, added to or altered so that any part is situated <ol style="list-style-type: none"> in front of any part of the building line of the dwelling to which it is ancillary or within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) in the case of a garage or carport, the garage or carport: <ol style="list-style-type: none"> is set back at least 5.5m from the boundary of the primary street when facing a primary street or secondary street, has a total door / opening not exceeding: <ol style="list-style-type: none"> for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser

	<p>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</p> <p>e. if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:</p> <ul style="list-style-type: none"> i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent <p>f. if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>g. will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>h. have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</p> <p>i. have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>j. if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>k. retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <ul style="list-style-type: none"> i. a total area as determined by the following table: <table border="1"> <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> <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>5%</td></tr> </table> <p>ii. the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m2)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	5%
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	5%										
<p>PO 7.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 7.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> a. less private open space than specified in Design in Urban Areas Table 1 - Private Open Space b. less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. 										

PO 7.3

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

DTS/DPF 7.3

Non-residential ancillary buildings and structures:

- a. are ancillary and subordinate to an existing non-residential use on the same site
- b. have a floor area not exceeding the following

Allotment Size	Floor Area
<500m ²	60m ²
>500m ²	80m ²

- c. are not constructed, added to or altered so that any part is situated:
 - i. in front of any part of the building line of the main building to which it is ancillary or
 - ii. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
- d. in the case of a garage or carport, the garage or carport:
 - i. is set back at least 5.5m from the boundary of the primary street
- e. if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
 - i. a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary
 - ii. the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- f. if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary
- g. will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure
- h. have a wall height (or post height) not exceeding 3m (and not including a gable end)
- i. have a roof height where no part of the roof is more than 5m above the natural ground level

if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.

Business Neighbourhood Zone - Procedural Matters

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.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
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.	None specified.
2. All development undertaken by: a. Or the South Australian Housing Trust either individually or b. jointly with other persons or bodies 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 development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).

<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ol style="list-style-type: none"> Advertisement ancillary accommodation community facility dwelling dwelling addition residential flat building student accommodation. 	<p>Except development that:</p> <ol style="list-style-type: none"> exceeds the maximum building height specified in Business Neighbourhood Zone DTS/DPF 3.1 or is on a Catalyst Site that exceeds the maximum building height in Business Neighbourhood Zone DTS/DPF 3.1 that applies to development not on a Catalyst Site or 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: <ol style="list-style-type: none"> 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 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> <ol style="list-style-type: none"> consulting room office shop. 	<p>Except development that:</p> <ol style="list-style-type: none"> does not satisfy Business Neighbourhood Zone DTS/DPF 1.2 or exceeds the maximum building height specified in Business Neighbourhood Zone DTS/DPF 3.1 or is on a Catalyst Site that exceeds the maximum building height in Business Neighbourhood Zone DTS/DPF 3.1 that applies to development not on a Catalyst Site or 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: <ol style="list-style-type: none"> 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 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. air handling unit, air conditioning system or exhaust fan b. carport c. deck d. fence e. internal building work f. land division g. outbuilding h. pergola i. private bushfire shelter j. replacement building k. retaining wall l. shade sail m. solar photovoltaic panels (roof mounted) n. swimming pool or spa pool and associated swimming pool safety features o. temporary accommodation in an area affected by bushfire p. tree damaging activity q. verandah r. water tank. 	<p>None specified.</p>
<p>6. Demolition</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
<p>7. Railway Line</p>	<p>Except where located outside of a rail corridor or rail reserve.</p>

Overlays and General Development Policies

The Affected Area has overlays and associated policy provisions. The Precinct 202 Code Amendment is not proposing to change these overlays and therefore no changes in the policy. If you want to view the policy applicable to these overlays, visit https://code.plan.sa.gov.au/home/property-details?type=valuation&sid=450775546*