

APPENDIX 3. PROPOSED CODE POLICY

This investigation report can be viewed as a separate document on the Have Your Say Page of the SA Planning Portal at www.plan.sa.gov.au/codeamendments

Part 2 - Zones and Sub Zones

Employment Zone

Assessment Provisions (AP)

Desired Outcome (DO)

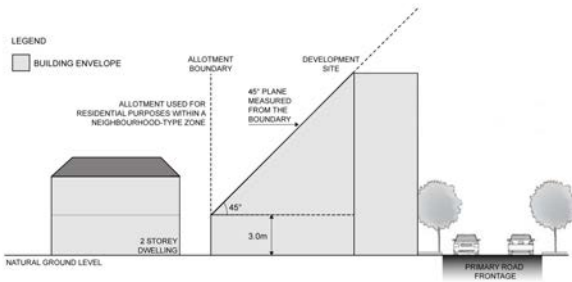
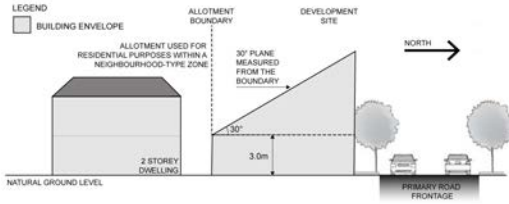
Desired Outcome	
DO 1	A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.
DO 2	Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

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 A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Consulting room (c) Indoor recreation facility (d) Light industry (e) Motor repair station (f) Office (g) Place of worship (h) Research facility (i) Retail fuel outlet (j) Service trade premises (k) Shop (l) Store (m) Telecommunications facility (n) Training facility (o) Warehouse.
PO 1.2 Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres.	DTS/DPF 1.2 Shop where one of the following applies: (a) with a gross leasable floor area up to 100m² (b) is a bulky goods outlet (c) is a restaurant (d) is ancillary to and located on the same allotment as an industry and primarily involves the sale by retail of goods manufactured by the industry.
PO 1.3 Telecommunication facilities located to mitigate impacts on visual amenity in residential areas.	DTS/DPF 1.3 Telecommunications facility in the form of a monopole:

	(a) up to a height of 30m (b) no closer than 50m to a neighbourhood-type zone.										
PO 1.4 Bulky good outlets and standalone shops are located to provide convenient access.	DTS/DPF 1.4 Bulky goods outlets and standalone shops are located on sites with a frontage to a State Maintained Road.										
Built Form and Character											
PO 2.1 Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.	DTS/DPF 2.1 None are applicable.										
PO 2.2 Building facades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following: (a) using a variety of building finishes (b) avoiding elevations that consist solely of metal cladding (c) using materials with a low reflectivity (d) using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.	DTS/DPF 2.2 None are applicable.										
Building height and setbacks											
PO 3.1 Buildings are set back from the primary street boundary to contribute to the existing/emerging pattern of street setbacks in the streetscape.	DTS/DPF 3.1 Buildings setback from the primary street boundary in accordance with the following table: <table border="1"> <thead> <tr> <th>Development Context</th><th>Minimum setback</th></tr> </thead> <tbody> <tr> <td>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</td><td>The average setback of the existing buildings.</td></tr> <tr> <td>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.</td><td>The setback of the existing building.</td></tr> <tr> <td>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.</td><td> (a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 5m </td></tr> <tr> <td>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.</td><td>5m</td></tr> </tbody> </table> 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	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 - 5m	There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	5m
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PO 3.2 Buildings are set back from a secondary street boundary to accommodate the provision of landscaping between buildings and the street to enhance the appearance of land and buildings when viewed	DTS/DPF 3.2 Building walls are no closer than 2m to the secondary street boundary.										

from the street.																		
PO 3.3 Buildings are set back from rear access ways to provide adequate manoeuvrability for vehicles to enter and exit the site.	DTS/DPF 3.3 Building walls are set back from the rear access way: (a) where the access way is 6.5m wide or more, no requirement (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.																	
PO 3.4 Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.	DTS/DPF 3.4 Building walls are set back at least 3m from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.																	
PO 3.5 Building height is consistent with the form expressed in any relevant <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> and <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> or is generally low-rise to complement the established streetscape and local character.	DTS/DPF 3.5 Building height is not greater than: (a) the following: <table><tr><td>Maximum Building Height (Levels)</td></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><tr><td>Maximum building height is 4 levels</td></tr><tr><td>Maximum building height is 6 levels</td></tr><tr><td>Maximum building height is 7 levels</td></tr><tr><td>Maximum Building Height (Metres)</td></tr><tr><td>Maximum building height is 6m</td></tr><tr><td>Maximum building height is 8m</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 12m</td></tr><tr><td>Maximum building height is 12.5m</td></tr><tr><td>Maximum building height is 22m</td></tr><tr><td>Maximum building height is 24.5m</td></tr></table> (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. In relation to DTS/DPF 3.5, in instances where: (c) more than one value is returned in the same field for DTS/DPF 3.5(a) refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation layer</i> or <i>Maximum Building Height (Metres) Technical and Numeric Variation layer</i> in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.	Maximum Building Height (Levels)	Maximum building height is 1 level	Maximum building height is 2 levels	Maximum building height is 3 levels	Maximum building height is 4 levels	Maximum building height is 6 levels	Maximum building height is 7 levels	Maximum Building Height (Metres)	Maximum building height is 6m	Maximum building height is 8m	Maximum building height is 8.5m	Maximum building height is 9m	Maximum building height is 10m	Maximum building height is 12m	Maximum building height is 12.5m	Maximum building height is 22m	Maximum building height is 24.5m
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PO 3.6 Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.	DTS/DPF 3.6 Buildings are constructed within a building envelope provided by a 45 degree plane, measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone as shown in the following diagram, except where the relevant boundary is a southern boundary or where this boundary is the street boundary.																	

	
PO 3.7 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 3.7 Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary): 
PO 3.8 Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	DTS/DPF 3.8 None are applicable.
Site Dimensions and Land Division	
PO 4.1 Land division creates allotments that vary in size and are suitable for a variety of commercial and business activities.	DTS/DPF 4.1 Allotments: (a) connected to an approved common wastewater disposal service have an area of 1250m² or more and a frontage width of 20m or more (b) that will require the disposal of wastewater on-site have an area of 2000m² or more and a frontage width of 20m or more.
Landscaping	
PO 5.1 Landscaping is provided to enhance the visual appearance of development when viewed from public roads and thoroughfares.	DTS/DPF 5.1 Other than to accommodate a lawfully existing or authorised driveway or access point, or an access point for which consent has been granted as part of an application for the division of land, a landscaped area is provided within the development site: (a) where a building is set back less than 3m from the street boundary - 1m wide or the area remaining between the relevant building and the street boundary where the building is less than 1m from the street boundary or

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P&D Code (in effect) Version 2024.7 18/04/2024

	(b) in any other case - at least 1.5m wide.																					
PO 5.2 Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.	DTS/DPF 5.2 Landscape areas comprise: (a) not less than 10 percent of the site (b) a dimension of at least 1.5m.																					
Advertisements																						
PO 6.1 Freestanding advertisements are not visually dominant within the locality.	DTS/DPF 6.1 Freestanding advertisements: (a) do not exceed 6m in height above natural ground level (b) do not have a face that exceeds 8m ² .																					
Concept Plans																						
PO 7.1 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 7.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: <table><tr><th>Description</th></tr><tr><td>Concept Plan 70 - Mount Gambier Northern Gateway</td></tr><tr><td>Concept Plan 73 - Port Vincent</td></tr><tr><td>Concept Plan 3 - Mount Barker and Littlehampton</td></tr><tr><td>Concept Plan 9 - Blakeview</td></tr><tr><td>Concept Plan 11 - Munno Para</td></tr><tr><td>Concept Plan 17 - Angle Vale</td></tr><tr><td>Concept Plan 18 - Playford North</td></tr><tr><td>Concept Plan 21 - Virginia</td></tr><tr><td>Concept Plan 71 - Hamley Bridge</td></tr><tr><td>Concept Plan 16 - Angle Vale Infrastructure</td></tr><tr><td>Concept Plan 50 - Roseworthy Town Expansion</td></tr><tr><td>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints</td></tr><tr><td>Concept Plan 87 - Hindmarsh Road</td></tr><tr><td>Concept Plan 99 - Two Wells</td></tr><tr><td>Concept Plan 98 - Mallala</td></tr><tr><td>Concept Plan 95 - Kingsford Regional Estate</td></tr><tr><td>Concept Plan 94 - Old Reynella</td></tr><tr><td>Concept Plan 101 - Evanston Gardens, Evanston South, Hillier</td></tr><tr><td>Concept Plan 100 - Gawler East</td></tr><tr><td>Concept Plan 114 - Totness</td></tr></table> In relation to DTS/DPF 7.1, in instances where: (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 7.1 is met.	Description	Concept Plan 70 - Mount Gambier Northern Gateway	Concept Plan 73 - Port Vincent	Concept Plan 3 - Mount Barker and Littlehampton	Concept Plan 9 - Blakeview	Concept Plan 11 - Munno Para	Concept Plan 17 - Angle Vale	Concept Plan 18 - Playford North	Concept Plan 21 - Virginia	Concept Plan 71 - Hamley Bridge	Concept Plan 16 - Angle Vale Infrastructure	Concept Plan 50 - Roseworthy Town Expansion	Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints	Concept Plan 87 - Hindmarsh Road	Concept Plan 99 - Two Wells	Concept Plan 98 - Mallala	Concept Plan 95 - Kingsford Regional Estate	Concept Plan 94 - Old Reynella	Concept Plan 101 - Evanston Gardens, Evanston South, Hillier	Concept Plan 100 - Gawler East	Concept Plan 114 - Totness
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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	
PO 1.1 Predominantly residential development with complementary non-residential uses that support an active, convenient, and walkable neighbourhood.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Child care facility (c) Community facility (d) Consulting room (e) Dwelling (f) Educational facility (g) Office (h) Outbuilding (i) Recreation area (j) Retirement facility (k) Shop (l) Supported accommodation.
PO 1.2 Commercial activities improve community access to services are of a scale and type to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office (or any combination thereof) satisfies any one of the following: (a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (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: (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.
PO 1.3 Non-residential development is located and designed to improve community accessibility to services, primarily in the form of:	DTS/DPF 1.3 None are applicable.

(a) small-scale commercial uses such as offices, shops and consulting rooms (b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services (c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities (d) open space and recreation facilities.																									
PO 1.4 Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.	DTS/DPF 1.4 None are applicable.																								
PO 1.5 Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.	DTS/DPF 1.5 Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied: (a) set back at least 3m from any boundary shared with a residential land use (b) building height not exceeding 1 building level (c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration (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.																								
Site Dimensions and Land Division																									
PO 2.1 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.	DTS/DPF 2.1 Development will not result in more than 1 dwelling on an existing allotment or Allotments/sites for residential purposes accord with the following: (a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System: (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): <table><tr><td colspan="2">Minimum Site Area</td></tr><tr><td colspan="2">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</td></tr><tr><td colspan="2">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</td></tr><tr><td colspan="2">Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 600 sqm; row dwelling is 450 sqm; group dwelling is 1,200 sqm; residential flat building is 450 sqm</td></tr><tr><td colspan="2">Minimum site area for a detached dwelling is 1,200 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm</td></tr><tr><td colspan="2">Minimum site area for a detached dwelling is 1,500 sqm; group dwelling is 1,500 sqm</td></tr><tr><td colspan="2">Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm</td></tr><tr><td colspan="2">Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 220 sqm; row dwelling is 220 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm</td></tr><tr><td colspan="2">Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 250 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm</td></tr><tr><td colspan="2">Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 200 sqm; group dwelling is 275 sqm; residential flat building is 275 sqm</td></tr><tr><td colspan="2">Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 210 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm</td></tr><tr><td colspan="2">Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 300</td></tr></table>	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		Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 600 sqm; row dwelling is 450 sqm; group dwelling is 1,200 sqm; residential flat building is 450 sqm		Minimum site area for a detached dwelling is 1,200 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm		Minimum site area for a detached dwelling is 1,500 sqm; group dwelling is 1,500 sqm		Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm		Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 220 sqm; row dwelling is 220 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm		Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 250 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm		Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 200 sqm; group dwelling is 275 sqm; residential flat building is 275 sqm		Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 210 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm		Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 300	
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	Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 420 sqm
	Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 420 sqm; row dwelling is 370 sqm; group dwelling is 370 sqm; residential flat building is 370 sqm
	Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; group dwelling is 500 sqm
	Minimum site area for a detached dwelling is 500 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 for a detached dwelling is 550 sqm; semi-detached dwelling is 550 sqm; row dwelling is 550 sqm; group dwelling is 550 sqm; residential flat building is 550 sqm
	Minimum site area for a detached dwelling is 560 sqm
	Minimum site area for a detached dwelling is 560 sqm; semi-detached dwelling is 560 sqm; row dwelling is 560 sqm; group dwelling is 600 sqm
	Minimum site area for a detached dwelling is 600 sqm; group dwelling is 600 sqm
	Minimum site area for a detached dwelling is 600 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm
	Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 400 sqm; row dwelling is 340 sqm; group dwelling is 500 sqm; residential flat building is

	Minimum Site Area
	340 sqm
	Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 420 sqm; row dwelling is 370 sqm; group dwelling is 300 sqm; residential flat building is 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
	Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 450 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; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm
	Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 450 sqm; group dwelling is 500 sqm
	Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm
	Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 500 sqm; row dwelling is 350 sqm; group dwelling is 400 sqm; residential flat building is 350 sqm
	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

[illegible]

	Minimum Frontage
	Minimum frontage is 12m
	Minimum frontage is 15m
	Minimum frontage is 20m
	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. 1200m ² 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
	Minimum site area for a detached dwelling is 1,000 sqm; semi-detached dwelling is 600 sqm; row dwelling is 450 sqm; group dwelling is 1,200 sqm; residential flat building is 450 sqm
	Minimum site area for a detached dwelling is 1,200 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm
	Minimum site area for a detached dwelling is 1,500 sqm; group dwelling is 1,500 sqm
	Minimum site area for a detached dwelling is 270 sqm; semi-detached dwelling is 220 sqm; row dwelling is 180 sqm; group dwelling is 250 sqm; residential flat building is 200 sqm
	Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 220 sqm; row dwelling is 220 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm
	Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 250 sqm; row dwelling is 200 sqm; group dwelling is 200 sqm; residential flat building is 200 sqm
	Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 200 sqm; group dwelling is 275 sqm; residential flat building is 275 sqm
	Minimum site area for a detached dwelling is 300 sqm; semi-detached dwelling is 270 sqm; row dwelling is 210 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm
	Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm
	Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm
	Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm
	Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 350 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm
	Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 300 sqm; row dwelling is 200 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm
	Minimum site area for a detached dwelling is 400 sqm; semi-detached dwelling is 300 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm
	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
	Minimum site area for a detached dwelling is 450 sqm
	Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 250 sqm; row dwelling is 250 sqm; group dwelling is 350 sqm; residential flat building is 250 sqm
	Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300

	Minimum Site Area
	sqm
	Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 300 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm
	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 250 sqm
	Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm
	Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm; row dwelling is 200 sqm
	Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 350 sqm; row dwelling is 300 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm
	Minimum site area for a detached dwelling is 450 sqm; semi-detached dwelling is 450 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm
	Minimum site area for a detached dwelling is 500 sqm
	Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 240 sqm; group dwelling is 450 sqm; residential flat building is 230 sqm
	Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 250 sqm; group dwelling is 300 sqm; residential flat building is 250 sqm
	Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 400 sqm; row dwelling is 350 sqm; group dwelling is 400 sqm; residential flat building is 400 sqm
	Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 420 sqm
	Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 420 sqm; row dwelling is 370 sqm; group dwelling is 370 sqm; residential flat building is 370 sqm
	Minimum site area for a detached dwelling is 500 sqm; semi-detached dwelling is 500 sqm; group dwelling is 500 sqm
	Minimum site area for a detached dwelling is 500 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 for a detached dwelling is 550 sqm; semi-detached dwelling is 550 sqm; row dwelling is 550 sqm; group dwelling is 550 sqm; residential flat building is 550 sqm
	Minimum site area for a detached dwelling is 560 sqm
	Minimum site area for a detached dwelling is 560 sqm; semi-detached dwelling is 560 sqm; row dwelling is 560 sqm; group dwelling is 600 sqm
	Minimum site area for a detached dwelling is 600 sqm; group dwelling is 600 sqm
	Minimum site area for a detached dwelling is 600 sqm; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm
	Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 400 sqm; row dwelling is 340 sqm; group dwelling is 500 sqm; residential flat building is 340 sqm
	Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 420 sqm; row dwelling is 370 sqm; group dwelling is 300 sqm; residential flat building is 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
	Minimum site area for a detached dwelling is 600 sqm; semi-detached dwelling is 450 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; row dwelling is 450 sqm; group dwelling is 450 sqm; residential flat building is 450 sqm
	Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 450 sqm; group dwelling is 500 sqm
	Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 450 sqm; row dwelling is 350 sqm; group dwelling is 350 sqm; residential flat building is 350 sqm
	Minimum site area for a detached dwelling is 700 sqm; semi-detached dwelling is 500 sqm; row dwelling is 350 sqm; group dwelling is 400 sqm; residential flat building is 350 sqm

	Minimum Site Area
	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 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
	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 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
	Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 8m
	Minimum frontage for a detached dwelling is 12m; semi-detached dwelling is 8m; row dwelling is 7m
	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	
	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
	Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 10m; group dwelling is 15m; residential flat building is 15m
	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 dwelling is 10m; group dwelling is 20m; residential flat building is 20m
	Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 10m; row dwelling is 8m
	Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 12m; group dwelling is 15m
	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
	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
	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
	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
	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 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
	Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 8m; residential flat building is 28m
	Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 8m; group dwelling is 18m; residential flat building is 8m
	Minimum frontage for a detached dwelling is 17m
	Minimum frontage for a detached dwelling is 17m; semi-detached dwelling is 8m; row dwelling is 8m; group dwelling is 18m
	Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 12m; row dwelling is 10m; group dwelling is 24m; residential flat building is 20m
	Minimum frontage for a detached dwelling is 18m; semi-detached dwelling is 15m; row dwelling is 10m; group dwelling is 20m
	Minimum frontage for a detached dwelling is 20m; group dwelling is 20m
	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
	Minimum frontage for a detached dwelling is 25m; group dwelling is 25m
	Minimum frontage for a detached dwelling is 5m; semi-detached dwelling is 5m; group dwelling is 5m
	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
	Minimum frontage for a detached dwelling is 6m; semi-detached dwelling is 6m
	Minimum frontage for a detached dwelling is 6m; semi-detached dwelling is 6m; row dwelling is 6m; group dwelling is 6m; residential flat building is 6m
	Minimum frontage for a detached dwelling is 9m; semi-detached dwelling is 9m
	Minimum frontage is 12m
	Minimum frontage is 15m
	Minimum frontage is 20m
	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
In relation to DTS/DPF 2.1, in instances where:	
(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.

PO 2.2	DTS/DPF 2.2																		
Development results in sites suitable for their intended purpose.	Where the site of a dwelling does not comprise an entire allotment: (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: (i) Private open space requirements specified in Design Table 1 - Private Open Space (ii) 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.																		
Site coverage																			
PO 3.1	DTS/DPF 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.	The development does not result in site coverage exceeding 60% of the site area.																		
Building Height																			
PO 4.1	DTS/DPF 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.	Building height (excluding garages, carports and outbuildings) is no greater than: (a) the following: <table><tr><th>Maximum Building Height (Metres)</th></tr><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>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></table> (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. In relation to DTS/DPF 4.1, in instances where: (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. (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.	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
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																			
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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																			
Primary Street Setback																			
PO 5.1	DTS/DPF 5.1																		

Buildings are set back from primary street boundaries consistent with the existing streetscape.	Buildings setback from the primary street boundary in accordance with the following table: <table border="1" data-bbox="831 197 1519 734"> <thead> <tr> <th>Development Context</th><th>Minimum setback</th></tr> </thead> <tbody> <tr> <td>There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building.</td><td>The average setback of the existing buildings.</td></tr> <tr> <td>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.</td><td>The setback of the existing building.</td></tr> <tr> <td>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.</td><td> (a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 5m </td></tr> <tr> <td>There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.</td><td>5m</td></tr> </tbody> </table> For the purposes of DTS/DPF 5.1: (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback (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.	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 - 5m	There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	5m
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 - 5m										
There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building.	5m										
Secondary Street Setback											
PO 6.1 Buildings are set back from secondary street boundaries to maintain a pattern of separation between buildings and public streets and reinforce a consistent streetscape character.	DTS/DPF 6.1 Building walls are set back at least 900mm from the boundary of the allotment with the secondary street frontage.										
Boundary Walls											
PO 7.1 Walls on boundaries are limited in height and length to manage visual and overshadowing impacts on adjoining properties.	DTS/DPF 7.1 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 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 wall 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.										
PO 7.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a low density streetscape character.	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.										
Side Boundary Setback											
PO 8.1	DTS/DPF 8.1										

Buildings are set back from side boundaries to provide: (a) separation between buildings in a way that complements the character of the locality (b) access to natural light and ventilation for neighbours.	Building walls are set back from the side boundary in accordance with the following: (a) On sites greater than 800m²: (i) at least 1900mm (ii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level. (b) On sites 800m² or less: (i) where the wall height does not exceed 3m measured from the lower of natural or finished ground level - at least 900mm (ii) for a wall that is not south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level (iii) for a wall that is south facing and the wall height exceeds 3m measured from the lower of natural or finished ground level - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the lower of natural or finished ground level.
Rear Boundary Setback	
PO 9.1 Buildings are set back from rear boundaries to provide: (a) separation between buildings 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.	DTS/DPF 9.1 Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least: (a) if the size of the site is less than 301m²— (i) 3m in relation to the ground floor of the building (ii) 5m in relation to any second building level of the building (iii) 5m plus an additional 1m setback added for every 1m height increase above a wall height of 7m. (b) if the size of the site is 301m² or more— (i) 4m in relation to the ground floor of the building (ii) 6m in relation to any second building level of the building (iii) 6m plus an additional 1m setback added for every 1m height increase above a wall height of 7m.
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 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 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

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%

	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 (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.																
Concept Plans																	
PO 11.1 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 11.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: <table><tr><th>Description</th></tr><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><tr><td>Concept Plan 137 - Port Victoria</td></tr></table> In relation to DTS/DPF 11.1, in instances where: (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 11.1 is met.	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	Concept Plan 137 - Port Victoria
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Concept Plan 90 - Residential - Gardner St, Littlehampton																	
Concept Plan 137 - Port Victoria																	
Advertisements																	
PO 12.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 12.1 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.																

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

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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.		accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay.	
PO 3.2 To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.		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: (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 and up to 30% in any other zone, except where: (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			
PO 4.1 Sufficient car parking is provided to meet the needs of occupants of affordable housing.		DTS/DPF 4.1 Dwellings constituting affordable housing are provided with car parking in accordance with the following: (a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either: (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. [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.]	

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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Except where the applicant for the development is the South Australian Housing Authority (or an agent acting on behalf of the South Australian Housing Authority), residential development or land division (other than an excluded land division): (a) that comprises 20 or more dwellings or residential allotments and is described in the application documentation as intending to provide affordable housing or (b) that is described in the application documentation as intending to provide affordable housing and the applicant is seeking to access one or more of the planning concessions outlined in the Affordable Housing Overlay DTS/DPF 3.1, 3.2 or 4.1 or (c) that is described in the application documentation as intending to include affordable housing of any number of dwellings or residential allotments	Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i>.	To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.	Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
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