

APPENDIX 2. CURRENT CODE POLICY

Part 2 - Zones and Sub Zones

Deferred Urban Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
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| Land Use and Intensity | |
| PO 1.1 Development that is incompatible, prejudicial or detrimental to the orderly and efficient servicing and conversion of the land for future urban growth does not occur. | DTS/DPF 1.1 Development comprising farming (broad acre cropping, grazing) and/or low-intensity animal husbandry. |
| Built Form and Character | |
| PO 2.1 Development maintains an open character. | DTS/DPF 2.1 None are applicable |
| PO 2.2 Buildings are limited to those that: <ul style="list-style-type: none"> (a) are ancillary to and necessary to support land use activities on the same allotment (b) are for the purposes of public infrastructure. | DTS/DPF 2.2 None are applicable |
| PO 2.3 Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and rural related value adding activities without compromising the continued or future use of the allotment. | DTS/DPF 2.3 Dwellings: <ul style="list-style-type: none"> (a) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities (b) will not result in more than one dwelling on an allotment. |
| Land Division | |
| PO 3.1 Land division is limited to that which: <ul style="list-style-type: none"> (a) corrects anomalies in the placement of allotment boundaries with respect to the location of existing buildings or structures or (b) enables the provision of public infrastructure. | DTS/DPF 3.1 Land division for any of the following: <ul style="list-style-type: none"> (a) the alteration of allotment boundaries, where no additional allotments are created (b) the purpose of providing public infrastructure. |

| Concept Plans | | | | | | | | | | | | | | | |
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| <p>PO 4.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p> | <p>DTS/DPF 4.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <table><thead><tr><th>Description</th></tr></thead><tbody><tr><td>Concept Plan 75 - Warrengie Development Area Land Form / Building Module Cross Section - Warrengie</td></tr><tr><td>Concept Plan 14 - Buckland Park</td></tr><tr><td>Concept Plan 17 - Angle Vale</td></tr><tr><td>Concept Plan 18 - Playford North</td></tr><tr><td>Concept Plan 19 - Playford North Infrastructure</td></tr><tr><td>Concept Plan 21 - Virginia</td></tr><tr><td>Concept Plan 22 - Virginia Infrastructure</td></tr><tr><td>Concept Plan 16 - Angle Vale Infrastructure</td></tr><tr><td>Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints</td></tr><tr><td>Concept Plan 98 - Mallala</td></tr><tr><td>Concept Plan 92 - Meadows</td></tr><tr><td>Concept Plan 107 - Proper Bay</td></tr><tr><td>Concept Plan 101 - Evanston Gardens, Evanston South, Hillier</td></tr></tbody></table> <p>In relation to DTS/DPF 4.1, in instances where:</p> <p>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</p> <p>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met.</p> | Description | Concept Plan 75 - Warrengie Development Area Land Form / Building Module Cross Section - Warrengie | Concept Plan 14 - Buckland Park | Concept Plan 17 - Angle Vale | Concept Plan 18 - Playford North | Concept Plan 19 - Playford North Infrastructure | Concept Plan 21 - Virginia | Concept Plan 22 - Virginia Infrastructure | Concept Plan 16 - Angle Vale Infrastructure | Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints | Concept Plan 98 - Mallala | Concept Plan 92 - Meadows | Concept Plan 107 - Proper Bay | Concept Plan 101 - Evanston Gardens, Evanston South, Hillier |
| Description | | | | | | | | | | | | | | | |
| Concept Plan 75 - Warrengie Development Area Land Form / Building Module Cross Section - Warrengie | | | | | | | | | | | | | | | |
| Concept Plan 14 - Buckland Park | | | | | | | | | | | | | | | |
| Concept Plan 17 - Angle Vale | | | | | | | | | | | | | | | |
| Concept Plan 18 - Playford North | | | | | | | | | | | | | | | |
| Concept Plan 19 - Playford North Infrastructure | | | | | | | | | | | | | | | |
| Concept Plan 21 - Virginia | | | | | | | | | | | | | | | |
| Concept Plan 22 - Virginia Infrastructure | | | | | | | | | | | | | | | |
| Concept Plan 16 - Angle Vale Infrastructure | | | | | | | | | | | | | | | |
| Concept Plan 81 - Edinburgh Defence Airfield Lighting Constraints | | | | | | | | | | | | | | | |
| Concept Plan 98 - Mallala | | | | | | | | | | | | | | | |
| Concept Plan 92 - Meadows | | | | | | | | | | | | | | | |
| Concept Plan 107 - Proper Bay | | | | | | | | | | | | | | | |
| Concept Plan 101 - Evanston Gardens, Evanston South, Hillier | | | | | | | | | | | | | | | |

Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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

| Class of Development | Accepted Development Classification Criteria |
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| <p>Brush fence</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Ramsar Wetlands Overlay State Heritage Area Overlay State Heritage Place Overlay | <ol style="list-style-type: none"> The fence is formed (wholly or partially) from brush The fence does not exceed 2.1m in height (measured from the lower of the 2 adjoining finished ground levels) The fence does not exceed 1m in height within 6m of the intersection of 2 boundaries of land where those boundaries both face a road, other than where a 4 x 4 m corner cut-off has already been provided (and is to be preserved) The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| <p>Building alterations</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay | <ol style="list-style-type: none"> The alteration does not: <ol style="list-style-type: none"> increase the floor area of the building exceed the existing wall height exceed the existing overall building height alter the roof profile alter an approved privacy screening arrangement or window treatment Where located within the Historic Area Overlay, there will be no external alterations to the external appearance of the building where visible from the public realm. |
| <p>Building work on railway land</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Local Heritage Place Overlay Significant Landscape Protection Overlay State Heritage Area Overlay State Heritage Place Overlay | <ol style="list-style-type: none"> Building work is associated with a railway It is situated (or to be situated) on railway land (within the meaning of Schedule 4 clause 14 of the Planning, Development and Infrastructure (General) Regulations 2017) It is required for the conduct or maintenance of railway activities It does not involve the clearance of native vegetation The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |

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| <p>Carport</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Future Local Road Widening Overlay • Future Road Widening Overlay • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay | <ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. It is ancillary to a dwelling erected on the site 4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary 5. Total floor area - does not exceed 40m² 6. Post height - does not exceed 3m measured from natural ground level (and not including a gable end) 7. Building height - does not exceed 5m 8. If situated on or abutting a boundary (not being a boundary with a primary street) - a length not exceeding 11m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 9. If the carport abuts or is situated on the boundary of the allotment (not being a boundary with a primary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 10. The total roofed area of all existing or proposed buildings on the allotment does not exceed 60% of the area of the allotment 11. Door opening for vehicle access facing a street frontage - does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 12. The carport is located so that vehicle access: <ol style="list-style-type: none"> (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or (b) is not obtained from a State Maintained Road, and will use a driveway that: <ol style="list-style-type: none"> (i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree (iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site 13. If any part involves cladding in sheet metal-will have cladding which is pre-colour treated or painted in a non-reflective colour 14. Does not involve the clearance of native vegetation. |
| <p>Farming</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Building Near Airfields Overlay • Marine Parks (Managed Use) Overlay • Marine Parks (Restricted Use) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay • Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay • Ramsar Wetlands Overlay • Water Protection Area Overlay | <ol style="list-style-type: none"> 1. There is no excavation or filling of land 2. Does not involve the erection, construction or alteration of, or addition to, any building or structure 3. Does not involve the clearance of native vegetation 4. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| <p>Outbuilding</p> <p>Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Future Local Road Widening Overlay • Future Road Widening Overlay • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay | <ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. It is detached from and ancillary to a dwelling erected on the site 4. Primary street setback - at least 5.5m from the primary street boundary and as far back as the building line of the building to which it is ancillary |

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| <ul style="list-style-type: none"> • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay | <ol style="list-style-type: none"> 5. Secondary street setback - at least 900mm from the boundary of the allotment (if the land has boundaries on two or more roads) 6. Total floor area - does not exceed 40m² 7. Wall height - does not exceed 3m measured from natural ground level (and not including a gable end) 8. Building height - does not exceed 5m 9. If situated on or abutting a boundary (not being a boundary with a primary street or secondary street) - a length not exceeding 10m unless: <ol style="list-style-type: none"> (a) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary; and (b) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent 10. If the outbuilding abuts or is situated on the boundary of the allotment (not being a boundary with a primary street or secondary street): <ol style="list-style-type: none"> (a) it will not result in all relevant walls or structures located along the boundary exceeding 45% of the length of the boundary; and (b) it will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure 11. Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% 12. If the outbuilding is a garage door opening for vehicle access facing a street frontage does not exceed, in total, 7m in width or 50% of the width of the allotment frontage (whichever lesser) 13. If the outbuilding is a garage, it is located so that vehicle access: <ol style="list-style-type: none"> (a) is provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land; or (b) is not obtained from a State Maintained Road, and will use a driveway that: <ol style="list-style-type: none"> (i) is not located within 6m of an intersection of 2 or more roads or a pedestrian actuated crossing (ii) will not interfere with an item of street furniture (including directional signs, lighting, seating and weather shelters), other infrastructure, or a tree (iii) is located so that the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the carport when the work is completed is not steeper than 1:4 on average (iv) is aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of the driveway at the public road boundary and the centre of the front of the covered car parking space for which it provides vehicle access (v) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site 14. If clad in sheet metal-is pre-colour treated or painted in a non-reflective colour 15. Does not involve- <ol style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m <p>and, if the development involves both excavation and filling, the total combined excavation and filling must not exceed a vertical height of 2m</p> 16. Does not involve the clearance of native vegetation 17. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| <p>Partial demolition of a building or structure Except where any of the following apply:</p> <ul style="list-style-type: none"> • Historic Area Overlay • Local Heritage Place Overlay • State Heritage Area Overlay • State Heritage Place Overlay | None |
| <p>Private bushfire shelter Except where any of the following apply:</p> <ul style="list-style-type: none"> • Coastal Areas Overlay • Future Local Road Widening Overlay • Future Road Widening Overlay • Hazards (Acid Sulfate Soils) Overlay • Hazards (Flooding) Overlay | <ol style="list-style-type: none"> 1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> 2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system 3. Primary street setback - at least as far back as the building to which it is ancillary 4. Secondary street setback - at least 900mm from the boundary of the allotment |

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| <ul style="list-style-type: none"> Local Heritage Place Overlay River Murray Flood Plain Protection Area Overlay Significant Landscape Protection Overlay State Heritage Area Overlay State Heritage Place Overlay | <ol style="list-style-type: none"> At least 6m from the corner of an allotment which abuts the intersection of two or more roads (other than where a 4m x 4m allotment cut-off is already in place) Does not involve the clearance of native vegetation. |
| <p>Protective tree netting structure Except where any of the following apply:</p> <ul style="list-style-type: none"> Hazards (Flooding) Overlay Historic Area Overlay Local Heritage Place Overlay Ramsar Wetlands Overlay Significant Landscape Protection Overlay State Heritage Area Overlay State Heritage Place Overlay | <ol style="list-style-type: none"> The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system No part of the protective tree netting structure will be more than 6m above natural ground level (depending on where it is situated) Netting visible from the outside of the protective tree netting structure is of a low light-reflective nature, and, in the case of a structure that has side netting, the side netting is of a dark colour In the case of a development on a site that is within a Hazards (Bushfire - Outback) Overlay, Hazards (Bushfire - Regional) Overlay, Hazards (Bushfire - General Risk) Overlay, Hazards (Bushfire Medium - Risk) Overlay or Hazards (Bushfire - High Risk) Overlay, the protective tree netting structure provides for access to the site in accordance with the following: <ol style="list-style-type: none"> no part of the protective tree netting structure (including cables and points of attachment of cables (known as 'auger' or 'anchor' points) will be within 5m of any boundary of the site; or does not prevent access or movement of vehicles of 4m height and 3.5m width (or less) on any access road or track (including fire tracks) on the site No part of the netting canopy of the protective tree netting structure: <ol style="list-style-type: none"> will cover native vegetation; or will be within 5m of a road (including any road reserve) The points of attachment of any cables will not be located: <ol style="list-style-type: none"> outside the boundaries of the site; or within a watercourse (within the meaning of the <i>Landscape South Australia Act 2019</i>) In relation to a dwelling located on an allotment adjoining the site on which the protective tree netting structure is located, the protective tree netting structure complies with the following: <ol style="list-style-type: none"> if the netting canopy nearest the dwelling on the adjoining allotment is 4m or less above ground level (depending on where it is situated), no part of the netting canopy is within 10m of the dwelling in any other case, no part of the netting canopy is within 15m of the dwelling No part of the protective tree netting structure will be in the 1956 River Murray Flood Plain as delineated by the SA Property and Planning Atlas. |
| <p>Shade sail Except where any of the following apply:</p> <ul style="list-style-type: none"> Future Local Road Widening Overlay Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay | <ol style="list-style-type: none"> The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system Shade sail consists of permeable material The total area of the sail - does not exceed 40m² No part of the shade sail will be: <ol style="list-style-type: none"> 3m above ground or floor level (depending on where it is situated) at any place within 900mm of a boundary of the allotment 5m above ground or floor level (depending on where it is situated) within any other part of the allotment Primary street setback - at least as far back as the building line of the building to which it is ancillary If any part of the sail will be situated on a boundary of the allotment, the length of sail along a boundary does not exceed 11m In a case where any part of the sail or a supporting structure will be situated on a side boundary of the allotment - the length of the sail and any such supporting structure together with all relevant walls or structures located along the boundary will not exceed 45% of the length of the boundary Does not involve the clearance of native vegetation The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| <p>Solar photovoltaic panels (roof mounted) Except where any of the following apply:</p> <ul style="list-style-type: none"> Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay | <ol style="list-style-type: none"> The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> Panels are installed parallel to the roof of a building and with the underside surface of the panel not being more than 100mm above the surface of the roof Panels and associated components do not overhang any part of the roof |

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| | <ol style="list-style-type: none"> Does not apply to system with a generating capacity of more than 5MW that is to be connected to the State's power system If the building is in a Historic Area Overlay-no part of the system, when installed, will be able to be seen by a person standing at ground level in a public street. |
| <p>Swimming pool or spa pool and associated swimming pool safety features Except where any of the following apply:</p> <ul style="list-style-type: none"> Future Local Road Widening Overlay Future Road Widening Overlay Hazards (Flooding) Overlay Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay | <ol style="list-style-type: none"> The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system It is ancillary to a dwelling erected on the site or a dwelling to be erected on the site in accordance with a development authorisation which has been granted Allotment boundary setback - not less than 1m Primary street setback - at least as far back as the building line of the building to which it is ancillary Location of filtration system from a dwelling on an adjoining allotment: <ol style="list-style-type: none"> not less than 5m where the filtration system is located inside a solid structure that will have material impact on the transmission of noise; or not less than 12m in any other case. Does not involve the clearance of native vegetation The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas. |
| <p>Verandah Except where any of the following apply:</p> <ul style="list-style-type: none"> Future Local Road Widening Overlay Future Road Widening Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Area Overlay State Heritage Place Overlay | <ol style="list-style-type: none"> The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system It is ancillary to a dwelling erected on the site Primary street setback - as far back as the building line of the building to which it is ancillary Total floor area - does not exceed 40m² Post height - does not exceed 3m measured from natural ground level Building height - does not exceed 5m Length - does not exceed 11m if any part of the structure abuts or is situated on a boundary of the allotment Total roofed area of all existing and proposed buildings on the allotment - does not exceed 60% Does not involve the clearance of native vegetation. |
| <p>Water tank (above ground) Except where any of the following apply:</p> <ul style="list-style-type: none"> Historic Area Overlay Local Heritage Place Overlay Ramsar Wetlands Overlay State Heritage Area Overlay State Heritage Place Overlay | <ol style="list-style-type: none"> The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system The tank is part of a roof drainage system Total floor area - not exceeding 15m² The tank is located wholly above ground Tank height - does not exceed 4m above natural ground level Primary street setback - at least as far back as the building line of the building to which it is ancillary In the case of a tank made of metal - the tank is pre-colour treated or painted in a non-reflective colour Does not involve the clearance of native vegetation. |
| <p>Water tank (underground) Except where any of the following apply:</p> <ul style="list-style-type: none"> Coastal Areas Overlay Hazards (Acid Sulfate Soils) Overlay Ramsar Wetlands Overlay | <ol style="list-style-type: none"> The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system The tank (including any associated pump) is located wholly below the level of the ground Does not involve the clearance of native vegetation. |

Table 2 - Deemed-to-Satisfy Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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

| Class of Development | Deemed-to-Satisfy Development Classification Criteria | | | |
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| | Zone | General Development | Subzone (applies only) | Overlay (applies only) |

| | | Policies | in the area affected by the Subzone) | in the area affected by the Overlay) |
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| Agricultural building Except where any of the following apply: <ul style="list-style-type: none"> • Character Area Overlay • Character Preservation District Overlay • Coastal Areas Overlay • Gateway Overlay • Hazards (Flooding) Overlay • Heritage Adjacency Overlay • Historic Area Overlay • Local Heritage Place Overlay • Ramsar Wetlands Overlay • Significant Landscape Protection Overlay • State Heritage Area Overlay • State Heritage Place Overlay | None | Clearance from Overhead Powerlines DTS/DPF 1.1 Design [All development [Earthworks and sloping land]] DTS/DPF 8.1, DTS/DPF 8.2 Infrastructure and Renewable Energy Facilities [Wastewater Services] DTS/DPF 12.2 Interface between Land Uses [Activities Generating Noise or Vibration] DTS/DPF 4.1 Transport, Access and Parking [Movement Systems] DTS/DPF 1.4 Transport, Access and Parking [Vehicle Access] DTS/DPF 3.1 | None | Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] DTS/DPF 1.1 Airport Building Heights (Regulated) Overlay [Built Form] DTS/DPF 1.1 Building Near Airfields Overlay DTS/DPF 1.1, DTS/DPF 1.2, DTS/DPF 1.3 Defence Aviation Area Overlay [Built Form] DTS/DPF 1.1 Future Local Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Future Road Widening Overlay [Future Road Widening] DTS/DPF 1.1 Hazards (Acid Sulfate Soils) Overlay [Land Use and Intensity] DTS/DPF 1.1 Hazards (Bushfire - Outback) Overlay [Vehicle Access - Roads and Driveways] DTS/DPF 2.2 Historic Shipwrecks Overlay [General] DTS/DPF 1.1 Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay [Stormwater] DTS/DPF 3.4, DTS/DPF 3.9 Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay [Stormwater] DTS/DPF 3.4, DTS/DPF 3.9 Native Vegetation Overlay [Environmental Protection] DTS/DPF 1.1, DTS/DPF 1.3 River Murray Flood Plain Protection Area Overlay [Built Form and Character] DTS/DPF 5.1 River Murray Flood Plain Protection Area Overlay [Access] DTS/DPF 8.3 Scenic Quality Overlay [Earthworks] DTS/DPF 4.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] DTS/DPF 1.1 Water Resources Overlay [Water Catchment] DTS/DPF 1.1, DTS/DPF 1.5 |
| Land division Except where any of the following apply: <ul style="list-style-type: none"> • Environment and Food Production Area Overlay | Land Division DTS/DPF 3.1 | Land Division [All land division [Allotment configuration]] DTS/DPF 1.1 | None | Limited Land Division Overlay [General] DTS/DPF 1.1 |
| Replacement building Except where any of the following apply: <ul style="list-style-type: none"> • Coastal Areas Overlay • Coastal Flooding Overlay • Hazards (Bushfire - High Risk) Overlay • Hazards (Bushfire - Medium Risk) Overlay • Hazards (Flooding - | None | None | None | None |

| Policy24 | | P&D Code (in effect) - Version 2023.18 7/12/2023 | | |
|---|------|--|------|------|
| General) Overlay <ul style="list-style-type: none"> • Hazards (Flooding) Overlay • Historic Area Overlay • Local Heritage Place Overlay • River Murray Flood Plain Protection Area Overlay • State Heritage Area Overlay • State Heritage Place Overlay | | | | |
| Temporary accommodation in an area affected by bushfire | None | None | None | None |

Table 3 - Applicable Policies for Performance Assessed Development

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

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

| Class of Development | Applicable Policies | | | |
|----------------------|---------------------|---|--|---|
| | Zone | General Development Policies | Subzone (applies only in the area affected by the Subzone) | Overlay (applies only in the area affected by the Overlay) |
| Advertisement | None | Advertisements [Appearance] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5 Advertisements [Proliferation of Advertisements] PO 2.1, PO 2.2, PO 2.3 Advertisements [Advertising Content] PO 3.1 Advertisements [Amenity Impacts] PO 4.1 Advertisements [Safety] PO 5.1, PO 5.2, PO 5.3, PO 5.4, PO 5.5, PO 5.6 Clearance from Overhead Powerlines PO 1.1 Infrastructure and Renewable Energy Facilities [Wastewater Services] PO 12.2 | None | Advertising Near Signalised Intersections Overlay [Advertisements Near Signalised Intersections] PO 1.1 Airport Building Heights (Aircraft Landing Areas) Overlay [Built Form] PO 1.1 Airport Building Heights (Regulated) Overlay [Built Form] PO 1.1 Building Near Airfields Overlay PO 1.3 Character Area Overlay [All Development] PO 1.1 Character Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.5 Character Area Overlay [Ancillary Development] PO 4.3 Character Area Overlay [Context and Streetscape Amenity] PO 6.2 Character Preservation District Overlay [Built Form and Character] PO 2.1, PO 2.2, PO 2.3 Character Preservation District Overlay [Built Form and Character in the Rural Area] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5 Character Preservation District Overlay [Earthworks] PO 4.1 Coastal Flooding Overlay PO 1.1 Defence Aviation Area Overlay [Built Form] PO 1.1 Future Local Road Widening Overlay [Future Road Widening] PO 1.1 Future Road Widening Overlay [Future Road Widening] |

| | | | | |
|--|--|--|--|---|
| | | | | <p>PO 1.1</p> <p>Gateway Overlay [Advertisements] PO 4.1</p> <p>Hazards (Flooding) Overlay [Flood Resilience] PO 3.1, PO 3.2, PO 3.3</p> <p>Hazards (Flooding) Overlay [Environmental Protection] PO 4.2</p> <p>Heritage Adjacency Overlay [Built Form] PO 1.1</p> <p>Historic Area Overlay [All Development] PO 1.1</p> <p>Historic Area Overlay [Built Form] PO 2.1, PO 2.2, PO 2.3, PO 2.5</p> <p>Historic Area Overlay [Ancillary development] PO 4.3</p> <p>Historic Area Overlay [Context and Streetscape Amenity] PO 6.2</p> <p>Historic Area Overlay [Ruins] PO 8.1</p> <p>Local Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5, PO 1.6, PO 1.7</p> <p>Local Heritage Place Overlay [Alterations and Additions] PO 2.1, PO 2.2</p> <p>Local Heritage Place Overlay [Ancillary Development] PO 3.3</p> <p>Native Vegetation Overlay [Environmental Protection] PO 1.1, PO 1.2, PO 1.4</p> <p>Non-Stop Corridors Overlay [Non-Stop Corridor Overlay] PO 1.1</p> <p>Scenic Quality Overlay [Land Use and Intensity] PO 1.1</p> <p>Scenic Quality Overlay [Built Form and Character] PO 2.1</p> <p>Significant Landscape Protection Overlay [Land Use and Intensity] PO 1.1</p> <p>Significant Landscape Protection Overlay [Built Form and Character] PO 2.1, PO 2.2</p> <p>Significant Landscape Protection Overlay [Landscaping] PO 3.1</p> <p>Significant Landscape Protection Overlay [Earthworks] PO 4.1</p> <p>State Heritage Area Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO 1.5</p> <p>State Heritage Area Overlay [Ancillary Development] PO 3.3</p> <p>State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1</p> <p>State Heritage Place Overlay [Built Form] PO 1.1, PO 1.2, PO 1.3, PO 1.4, PO</p> |
|--|--|--|--|---|

| | | | | |
|-------------------------------------|------|------|------|---|
| | | | | 1.5, PO 1.6 State Heritage Place Overlay [Ancillary Development] PO 3.3 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Significant Native Vegetation Areas Overlay [Environmental Protection] PO 1.1 |
| Demolition | None | None | None | Historic Area Overlay [All Development] PO 1.1 Historic Area Overlay [Demolition] PO 7.1, PO 7.2, PO 7.3 Historic Area Overlay [Ruins] PO 8.1 Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 Local Heritage Place Overlay [Demolition] PO 6.1, PO 6.2 Local Heritage Place Overlay [Conservation Works] PO 7.1 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Area Overlay [Demolition] PO 6.1 State Heritage Area Overlay [Conservation Works] PO 7.1 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Demolition] PO 6.1 State Heritage Place Overlay [Conservation Works] PO 7.1 |
| Tree-damaging activity | None | None | None | Local Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 Regulated and Significant Tree Overlay [Tree Retention and Health] PO 1.1, PO 1.2, PO 1.3, PO 1.4 Regulated and Significant Tree Overlay [Ground work affecting trees] PO 2.1 Regulated and Significant Tree Overlay [Land Division] PO 3.1 State Heritage Area Overlay [Landscape Context and Streetscape Amenity] PO 5.1 State Heritage Place Overlay [Landscape Context and Streetscape Amenity] PO 5.1 |
| All other Code Assessed Development | All | All | All | Any relevant Overlay: All |

Table 4 - Restricted Development Classification

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

| Class of Development | Exclusions |
|----------------------|----------------|
| None specified | None specified |

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

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. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) carport (e) deck (f) farming (g) fence (h) internal building works (i) land division (j) outbuilding (k) pergola (l) private bushfire shelter (m) protective tree netting structure (n) replacement building (o) retaining wall (p) shade sail (q) solar photovoltaic panels (roof mounted) (r) swimming pool or spa pool and associated swimming pool safety features (s) temporary accommodation in an area affected by bushfire (t) tree damaging activity (u) verandah (v) water tank. | None specified. |

| | |
|------------------|---|
| 3. Demolition. | Except any of the following: 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). |
| 4. Railway line. | Except where located outside of a rail corridor or rail reserve. |

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 2 - Zones and Sub Zones

Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| | |
|---|---|
| <p>(a) small-scale commercial uses such as offices, shops and consulting rooms</p> <p>(b) community services such as educational facilities, community centres, places of worship, child care facilities and other health and welfare services</p> <p>(c) services and facilities ancillary to the function or operation of supported accommodation or retirement facilities</p> <p>(d) open space and recreation facilities.</p> | |
| <p>PO 1.4</p> <p>Non-residential development sited and designed to complement the residential character and amenity of the neighbourhood.</p> | <p>DTS/DPF 1.4</p> <p>None are applicable.</p> |
| <p>PO 1.5</p> <p>Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.</p> | <p>DTS/DPF 1.5</p> <p>Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied:</p> <p>(a) set back at least 3m from any boundary shared with a residential land use</p> <p>(b) building height not exceeding 1 building level</p> <p>(c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration</p> <p>(d) off-street vehicular parking exists or will be provided in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</p> |
| Site Dimensions and Land Division | |
| <p>PO 2.1</p> <p>Allotments/sites created for residential purposes are consistent with the density and dimensions expressed in any relevant <i>Minimum Site Area Technical and Numeric Variation</i> and <i>Minimum Frontage Technical and Numeric Variation</i>, or are otherwise generally consistent with the prevailing pattern of development in the locality and suitable for their intended use.</p> | <p>DTS/DPF 2.1</p> <p>Development will not result in more than 1 dwelling on an existing allotment</p> <p>or</p> <p>Allotments/sites for residential purposes accord with the following:</p> <p>(a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System:</p> <p>(i) site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):</p> <p>Please note that all minimum allotment sizes in the State are noted here. For clarity, only the minimum allotment size that applies to the Affected Area is shown.</p> |

Please note that all minimum allotment sizes in the State are noted here. For clarity, only the minimum allotment size that applies to the Affected Area is shown.

| | Minimum Site Area |
|--|---|
| | <p>Please note that all minimum allotment sizes in the State are noted here. For clarity, only the minimum allotment size that applies to the Affected Area is shown.</p> |
| | <p>Minimum site area is 450 sqm</p> |
| | <p>(ii) site frontages are not less than:</p> <p>Please note that all minimum frontage sizes in the State are noted here. For clarity, only the minimum frontage size that applies to the Affected Area is shown.</p> |

Please note that all minimum frontage sizes in the State are noted here. For clarity, only the minimum frontage size that applies to the Affected Area is shown.

| Minimum Frontage | |
|--|--|
| Minimum frontage is 15m | |
| <div>(b) where allotments/sites are not connected to mains sewer or an approved common waste water disposal service:<div>(i) site areas are not less than the greater of:<div>A. 1200m²<div>B. the following:</div></div></div></div> | |
| Minimum Site Area | |
| <div>Please note that all minimum allotment sizes in the State are noted here. For clarity, only the minimum allotment size that applies to the Affected Area is shown.</div> | |
| Minimum site area for a detached dwelling is 450 sqm | |

Please note that all minimum allotment sizes in the State are noted here. For clarity, only the minimum allotment size that applies to the Affected Area is shown.

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

Please note that all minimum frontage sizes in the State are noted here. For clarity, only the minimum frontage size that applies to the Affected Area is shown.

Minimum frontage is 15m

In relation to DTS/DPF 2.1, in instances where:

- (c) more than one value is returned in the same field, refer to the *Minimum Frontage Technical and Numeric Variation* layer or *Minimum Site Area Technical and Numeric Variation* 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. | <p>Where the site of a dwelling does not comprise an entire allotment:</p> <p>(a) The balance of the allotment accords with site area and frontage requirements specified in DTS/DPF 2.1</p> <p>(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:</p> <p>(i) Private open space requirements specified in Design Table 1 - Private Open Space</p> <p>(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.</p> | | | | | |
| 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. | <p>Building height (excluding garages, carports and outbuildings) is no greater than:</p> <p>(a) the following:</p> <table><tr><td>Maximum Building Height (Metres)</td></tr><tr><td> </td></tr></table> <table><tr><td>Maximum building height is 8m</td></tr></table> <table><tr><td>Maximum Building Height (Levels)</td></tr><tr><td>Maximum building height is 1 level</td></tr></table> <p>(b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m.</p> <p>In relation to DTS/DPF 4.1, in instances where:</p> <p>(a) more than one value is returned in the same field, refer to the <i>Maximum Building Height (Levels) Technical and Numeric Variation</i> layer or <i>Maximum Building Height (Meters) Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.</p> <p>(b) only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.</p> | Maximum Building Height (Metres) | | Maximum building height is 8m | Maximum Building Height (Levels) | Maximum building height is 1 level |
| Maximum Building Height (Metres) | | | | | | |
| | | | | | | |
| Maximum building height is 8m | | | | | | |
| Maximum Building Height (Levels) | | | | | | |
| Maximum building height is 1 level | | | | | | |
| Primary Street Setback | | | | | | |
| PO 5.1 | DTS/DPF 5.1 | | | | | |

| Buildings are set back from primary street boundaries consistent with the existing streetscape. | <p>Buildings setback from the primary street boundary in accordance with the following table:</p> <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> <p>(a) Where the existing building shares the same primary street frontage – the setback of the existing building</p> <p>(b) Where the existing building has a different primary street frontage - 5m</p> </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> <p>For the purposes of DTS/DPF 5.1:</p> <p>(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</p> <p>(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.</p> | 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. | <p>(a) Where the existing building shares the same primary street frontage – the setback of the existing building</p> <p>(b) Where the existing building has a different primary street frontage - 5m</p> | 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. | <p>(a) Where the existing building shares the same primary street frontage – the setback of the existing building</p> <p>(b) Where the existing building has a different primary street frontage - 5m</p> | | | | | | | | | | |
| 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: <p>(a) side boundary walls adjoin or abut a boundary wall of a building on adjoining land for the same or lesser length and height</p> <p>(b) side boundary walls do not:</p> <p>(i) exceed 3.2m in wall height from the lower of the natural or finished ground level</p> <p>(ii) exceed 11.5m in length</p> <p>(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</p> <p>(iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.</p> | | | | | | | | | | |
| 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 | | | | | | | | | | |

| | |
|--|---|
| <p>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 character of the locality (b) access to natural light and ventilation for neighbours. | <p>Building walls are set back from the side boundary in accordance with the following:</p> <ul style="list-style-type: none"> (a) On sites greater than 800m²: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 | |
| <p>PO 9.1</p> <p>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 character of the locality (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. | <p>DTS/DPF 9.1</p> <p>Building walls (excluding ancillary buildings and structures) are set back from the rear boundary at least:</p> <ul style="list-style-type: none"> (a) if the size of the site is less than 301m²— <ul style="list-style-type: none"> (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— <ul style="list-style-type: none"> (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 | |
| <p>PO 10.1</p> <p>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.</p> | <p>DTS/DPF 10.1</p> <p>Ancillary buildings and structures:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the site (b) have a floor area not exceeding: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <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 (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% |

| | <p>the land has boundaries on two or more roads)</p> <p>(d) in the case of a garage or carport, the garage or carport:</p> <p>(i) is set back at least 5.5m from the boundary of the primary street</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> <p>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</p> <p>(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> <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 (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> | | | | | | | | | | | | | | | | |
|---|--|-------------|--------------------------------|--|--|---|---------------------------------|---|---|---|--|-----------------------------|---------------------------|---------------------------|-------------------------------|---|----------------------------------|
| Concept Plans | | | | | | | | | | | | | | | | | |
| <p>PO 11.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p> | <p>DTS/DPF 11.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <table><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> <p>In relation to DTS/DPF 11.1, in instances where:</p> <p>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</p> <p>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 11.1 is met.</p> | Description | Concept Plan 73 - Port Vincent | Concept Plan 75 - Warrengie Development Area Land Form / Building Module Cross Section - Warrengie | Concept Plan 2 - Hurling Drive, Mount Barker | Concept Plan 3 - Mount Barker and Littlehampton | Concept Plan 71 - Hamley Bridge | Concept Plan 1 - Hawthorn Road South Mount Barker | Concept Plan 50 - Roseworthy Town Expansion | Concept Plan 76 - Infrastructure and Staging - Berri West | Concept Plan 72 - Wallaroo, Athena Drive | Concept Plan 99 - Two Wells | Concept Plan 98 - Mallala | Concept Plan 92 - Meadows | Concept Plan 91 - Nairne West | Concept Plan 90 - Residential - Gardner St, Littlehampton | Concept Plan 137 - Port Victoria |
| 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 | | | | | | | | | | | | | | | | | |
| Advertisements | | | | | | | | | | | | | | | | | |
| <p>PO 12.1</p> <p>Advertisements identify the associated business activity, and do not detract from the residential character of the locality.</p> | <p>DTS/DPF 12.1</p> <p>Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m2 and mounted flush with a wall or fence.</p> | | | | | | | | | | | | | | | | |

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 |

| | |
|--|--|
| 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. |
| <p>PO 3.2</p> <p>To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.</p> | <p>DTS/DPF 3.2</p> <p>Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the:</p> <ul style="list-style-type: none"> (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone <p>and up to 30% in any other zone, except where:</p> <ul style="list-style-type: none"> (a) the development is located within the Character Area Overlay or Historic Area Overlay or (b) other height incentives already apply to the development. |
| Movement and Car Parking | |
| <p>PO 4.1</p> <p>Sufficient car parking is provided to meet the needs of occupants of affordable housing.</p> | <p>DTS/DPF 4.1</p> <p>Dwellings constituting affordable housing are provided with car parking in accordance with the following:</p> <ul style="list-style-type: none"> (a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either: <ul style="list-style-type: none"> (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (ii) is within 400 metres of a bus interchange⁽¹⁾ (iii) is within 400 metres of an O-Bahn interchange⁽¹⁾ (iv) is within 400 metres of a passenger rail station⁽¹⁾ (v) is within 400 metres of a passenger tram station⁽¹⁾ (vi) is within 400 metres of the Adelaide Parklands. or (b) 1 carpark per dwelling for any other dwelling. <p>[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]</p> |

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---------------------------------|---------------|---------------------|---------------------|
|---------------------------------|---------------|---------------------|---------------------|

| | | | |
|---|---|---|--|
| <p>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):</p> <p>(a) that comprises 20 or more dwellings or residential allotments and is described in the application documentation as intending to provide affordable housing</p> <p>or</p> <p>(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</p> <p>or</p> <p>(c) that is described in the application documentation as intending to include affordable housing of any number of dwellings or residential allotments</p> | <p>Minister responsible for administering the <i>South Australian Housing Trust Act 1995</i>.</p> | <p>To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.</p> | <p>Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p> |
|---|---|---|--|

Part 3 - Overlays

Hazards (Bushfire - Medium Risk) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change. |
| DO 2 | To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Siting | |
| PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain. | DTS/DPF 1.1 None are applicable. |
| Built Form | |
| PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire. | DTS/DPF 2.2 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building. |
| Habitable Buildings | |
| PO 3.1 To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable | DTS/DPF 3.1 None are applicable. |

| | |
|---|--|
| buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes. | |
| PO 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk. | DTS/DPF 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development. |
| PO 3.3 Residential, tourist accommodation and habitable buildings for vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with <i>Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements</i> . | DTS/DPF 3.3 None are applicable. |
| Land Division | |
| PO 4.1 Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire. | DTS/DPF 4.1 None are applicable. |
| PO 4.2 Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors. | DTS/DPF 4.2 None are applicable. |
| PO 4.3 Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire. | DTS/DPF 4.3 None are applicable. |
| PO 4.4 Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting. | DTS/DPF 4.4 None are applicable. |
| Vehicle Access - Roads, Driveways and Fire Tracks | |
| PO 5.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. | DTS/DPF 5.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and |

| | |
|---|--|
| | <p>overhanging branches or other obstructions including buildings and/or structures (Figure 1)</p> <p>(f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)</p> <p>(g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either:</p> <ul style="list-style-type: none"> (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) <p>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p> |
| <p>PO 5.2</p> <p>Access to habitable buildings is designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. | <p>DTS/DPF 5.2</p> <p>Access is in accordance with (a) or (b):</p> <ul style="list-style-type: none"> (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: <ul style="list-style-type: none"> (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: <ul style="list-style-type: none"> A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |
| <p>PO 5.3</p> <p>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.</p> | <p>DTS/DPF 5.3</p> <p>None are applicable.</p> |

Procedural Matters (PM) - Referrals

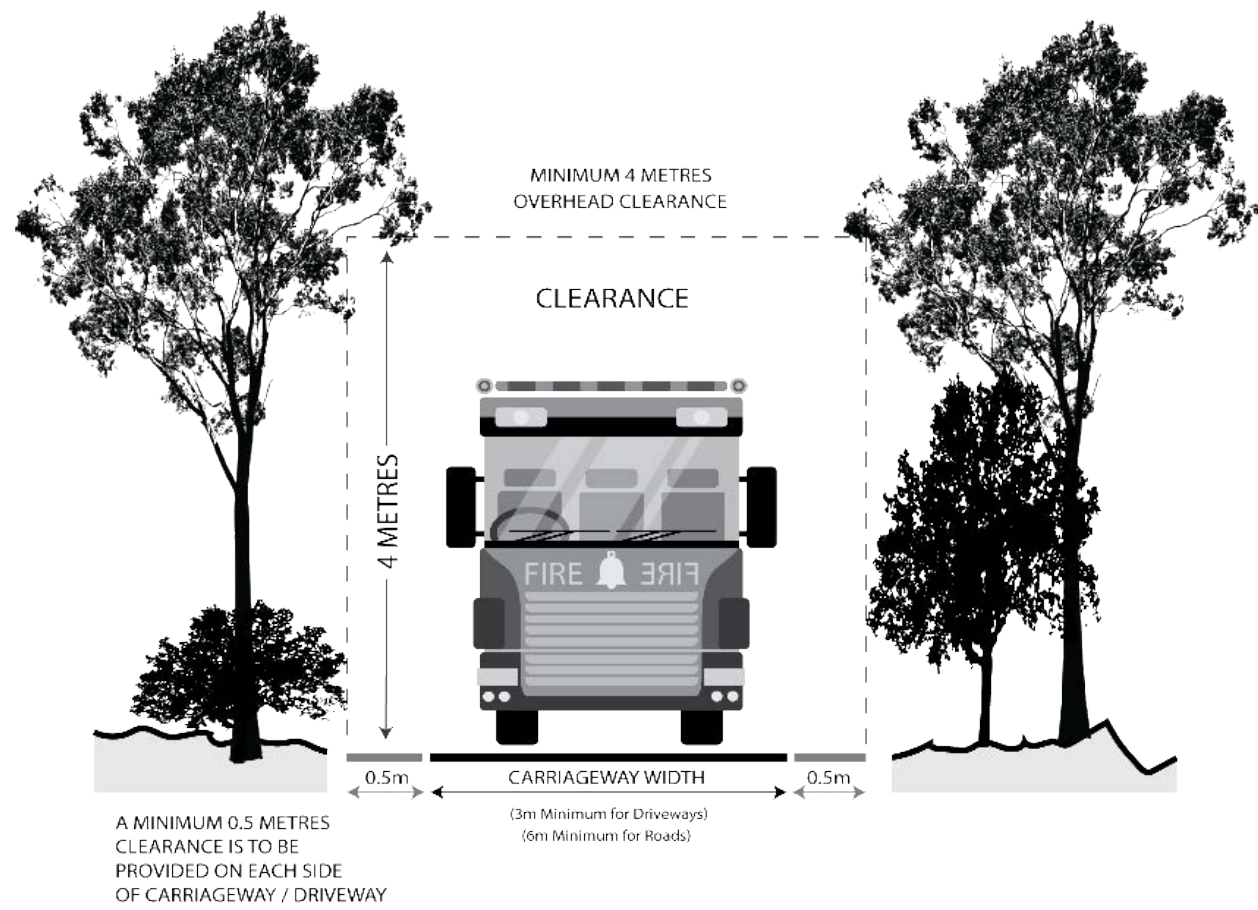
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations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

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

Figures and Diagrams

Fire Engine and Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

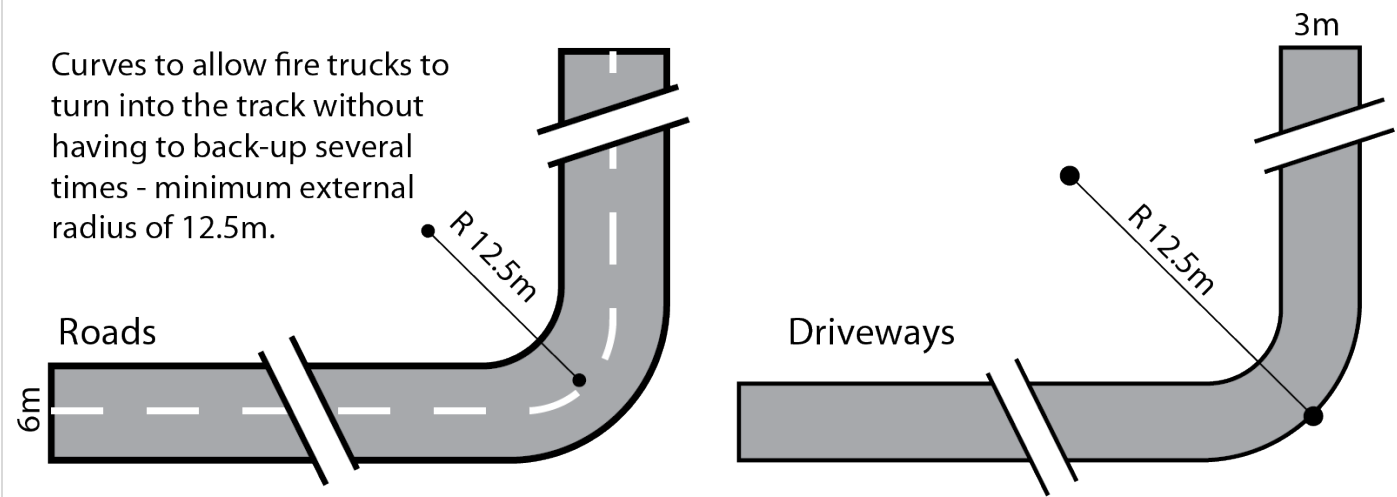


Figure 3 - Full Circle Turning Area

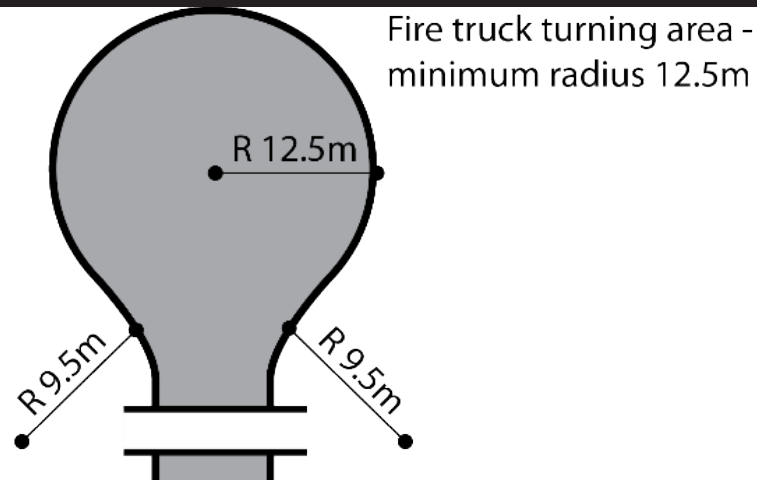
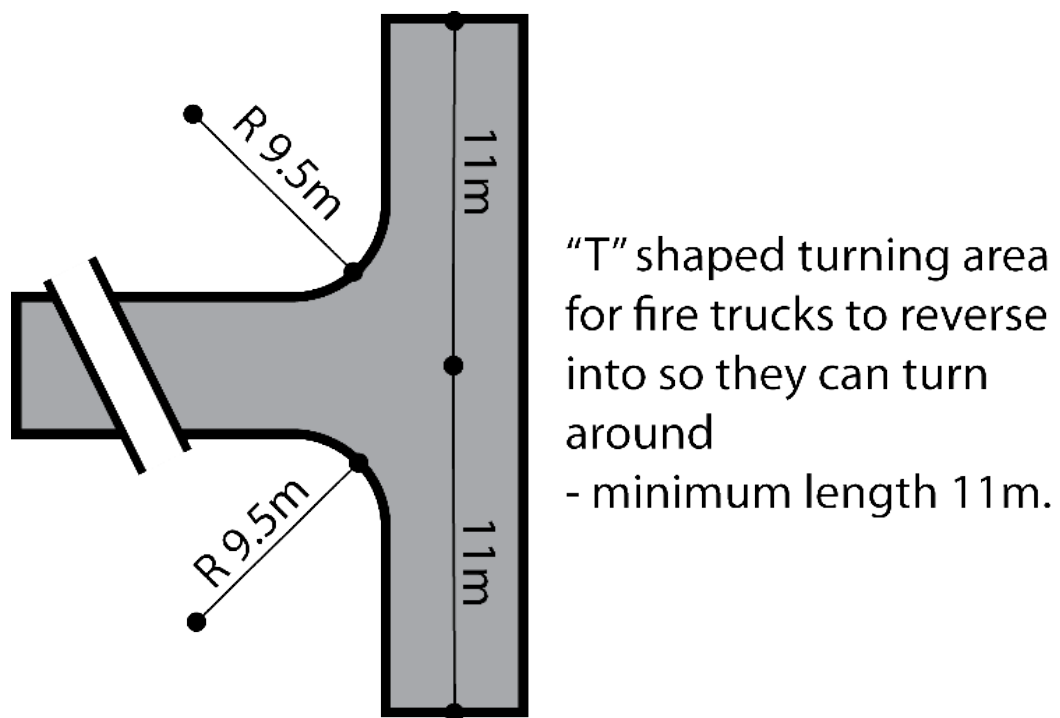


Figure 4 - 'T' or 'Y' Shaped Turning Head



Part 3 - Overlays

Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Part 3 - Overlays

Heritage Adjacency Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Built Form | |
| PO 1.1 Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place. | DTS/DPF 1.1 None are applicable. |
| Land Division | |
| PO 2.1 Land division adjacent to a State or Local Heritage Place creates allotments that are of a size and dimension that enables the siting and setbacks of new buildings from allotment boundaries so that they do not dominate, encroach or unduly impact on the setting of the Place. | DTS/DPF 2.1 None are applicable. |

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 |
|---|--|--|---|
| Development which in the opinion of the relevant authority materially affects the context within which the State Heritage Place is situated. | Minister responsible for the administration of the <i>Heritage Places Act 1993</i> . | To provide expert assessment and direction to the relevant authority on the potential impacts of development adjacent State Heritage Places. | Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure |

| Policy24 | | | P&D Code (in effect) - Version 2023.18 7/12/2023 |
|----------|--|--|--|
| | | | (General) Regulations 2017 applies. |

Part 3 - Overlays

Murray-Darling Basin Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | Sustainable water use in the Murray-Darling Basin area. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|--|
| <p>PO 1.1</p> <p>All development, but in particular development involving:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) horse keeping (g) commercial forestry <p>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in the Murray-Darling Basin.</p> | <p>DTS/DPF 1.1</p> <p>Development satisfies either of the following:</p> <ul style="list-style-type: none"> (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>. |

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|--|
| <p>Any of the following classes of development that require, or may require water to be taken from the River Murray within the meaning of the <i>River Murray Act 2003</i> under a water licence required in addition to any allocation that has already been granted under the <i>Landscape South Australia Act 2019</i>:</p> <ul style="list-style-type: none"> (a) horticulture | Minister responsible for the administration of the <i>River Murray Act 2003</i> . | To provide expert technical assessment and direction to the relevant authority on matters regarding the taking of water, to ensure development is undertaken sustainably in the Murray-Darling Basin. | Development of a class to which Schedule 9 clause 3 item 10 of the Planning, Development |

| | | | |
|---|--|--|---|
| (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) horse keeping (g) commercial forestry. | | | and Infrastructure (General) Regulations 2017 applies. |
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Part 3 - Overlays

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Environmental Protection | |
| <p>PO 1.1</p> <p>Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.</p> | <p>DTS/DPF 1.1</p> <p>An application is accompanied by:</p> <p>(a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur:</p> <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area <p>or</p> <p>(b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.</p> |
| <p>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment. | <p>DTS/DPF 1.2</p> <p>None are applicable.</p> |
| <p>PO 1.3</p> <p>Intensive animal husbandry, commercial forestry and agricultural activities are sited, set back and designed to minimise impacts on</p> | <p>DTS/DPF 1.3</p> <p>Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following:</p> |

| | |
|--|---|
| <p>native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from:</p> <p>(a) in the case of commercial forestry, the spread of fires from a plantation</p> <p>(b) the spread of pest plants and phytophthora</p> <p>(c) the spread of non-indigenous plants species</p> <p>(d) excessive nutrient loading of the soil or loading arising from surface water runoff</p> <p>(e) soil compaction</p> <p>(f) chemical spray drift.</p> | <p>(a) horticulture</p> <p>(b) intensive animal husbandry</p> <p>(c) dairy</p> <p>(d) commercial forestry</p> <p>(e) aquaculture.</p> |
| <p>PO 1.4</p> <p>Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.</p> | <p>DTS/DPF 1.4</p> <p>None are applicable.</p> |
| Land division | |
| <p>PO 2.1</p> <p>Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like.</p> | <p>DTS/DPF 2.1</p> <p>Land division where:</p> <p>(a) an application is accompanied by one of the following:</p> <p>(i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the <i>Native Vegetation Act 1991</i></p> <p>(ii) a declaration stating that no native vegetation clearance under the <i>Native Vegetation Act 1991</i> will be required as a result of the division of land</p> <p>(iii) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance'</p> <p>or</p> <p>(b) an application for land division which is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS/DPF 1.1, including any clearance that may occur</p> <p>or</p> <p>(c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the <i>Heritage Places Act 1993</i>.</p> |

Procedural Matters (PM) - Referrals

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

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

Part 3 - Overlays

Prescribed Water Resources Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | Sustainable water use in prescribed water resources areas maintains the health and natural flow paths of surface water, watercourses and wells. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| <p>PO 1.1</p> <p>All development, but in particular development involving any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry <p>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed water resource areas.</p> | <p>DTS/DPF 1.1</p> <p>Development satisfies either of the following:</p> <ul style="list-style-type: none"> (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>. |
| <p>PO 1.2</p> <p>Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users.</p> | <p>DTS/DPF 1.2</p> <p>None are applicable.</p> |

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|--|---|--|---------------------------|
| Development that comprises the erection, construction, modification, enlargement or removal of | Relevant authority under the <i>Landscape South Australia Act</i> | To provide expert assessment and direction to the relevant | Development of a class to |

| | | | |
|---|---|--|---|
| a dam, wall or other structure that will collect or divert, or collects or diverts surface water flowing over land. | 2019 that would, if it were not for the operation of section 106(1)(e) of that Act, have the authority under that Act to grant or refuse a permit to undertake the subject development. | authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources in accordance with the provisions of the relevant water allocation plan or regional landscape plan or equivalent. | which Schedule 9 clause 3 item 12 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the <i>Landscape South Australia Act 2019</i> : | The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i> . | To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably and maintains the health and natural flow paths of water resources. | Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry | | | |
| Commercial forestry that requires a forest water licence under Part 8 Division 6 of the <i>Landscape South Australia Act 2019</i> . | | | |

Part 3 - Overlays

River Murray Tributaries Protection Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | Sustainable water use and conservation of riverine environments within the River Murray Tributaries area. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Land Use | |
| PO 1.1 Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment and downstream users. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 All development, but in particular development involving any of the following: <ul style="list-style-type: none"> (a) activities requiring irrigation (b) aquaculture (c) commercial forestry (d) horticulture (e) industry (f) intensive animal husbandry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed water resource areas. | DTS/DPF 1.2 Development satisfies either of the following: <ul style="list-style-type: none"> (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>. |
| Land Division | |
| PO 2.1 Land division does not lead to the intensification of development to a level that would have a negative impact on the health or natural flow paths of the River Murray Tributaries. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Land division, including boundary realignment, preserves the integrity of the public waterfront of the River Murray system by limiting the number | DTS/DPF 2.2 Land division does not result in any of the following: |

| | |
|---|--|
| of allotments having a frontage (or extent of frontage) to that system. | <p>(a) an increase in allotments having a frontage to a part of the River Murray system</p> <p>(b) an increase in the frontage of an allotment or allotments to a part of the River Murray system.</p> |
|---|--|

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|--|---|
| <p>Any of the following classes of development, except where the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral:</p> <p>(a) development that comprises the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts water flowing in a watercourse or surface water flowing over land</p> <p>(b) the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the <i>Landscape South Australia Act 2019</i>:</p> <p>(i) horticulture</p> <p>(ii) activities requiring irrigation, other than irrigation used for domestic purposes</p> <p>(iii) aquaculture</p> <p>(iv) intensive animal husbandry</p> <p>(v) horse keeping</p> <p>(vi) commercial forestry</p> <p>(c) land division classified as <i>restricted</i> by the Planning and Design Code</p> <p>(d) land division that results in:</p> <p>(i) 4 or more additional allotments or</p> <p>(ii) 4 or more additional grants of occupancy (by the conferral or exercise of a right to occupy part only of an allotment) or</p> <p>(iii) a mix of 4 or more additional allotments and separate grants of occupancy</p> <p>(e) land division that involves the creation of a new allotment or grant of occupancy where any part of the boundary of the new allotment or occupancy will have a frontage to a part of the River Murray system</p> <p>(f) alteration of the boundaries of an existing allotment so as to result in:</p> <p>(i) the allotment having a frontage to a part of the River Murray system or</p> <p>(ii) the allotment having an increase in its frontage to a part of the River Murray system.</p> | Minister responsible for the administration of the <i>River Murray Act 2003</i> . | To provide expert assessment and direction to the relevant authority on potential impacts from development on the health of the River Murray system, its natural flow regime (including floodwaters), water quality and cultural heritage. | Development of a class to which Schedule 9 clause 3 item 16 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

Part 3 - Overlays

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users. |
| DO 2 | Provision of safe and efficient access to and from urban transport routes and major urban transport routes. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Traffic Generating Development | |
| <p>PO 1.1</p> <p>Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.</p> | <p>DTS/DPF 1.1</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more. |
| <p>PO 1.2</p> <p>Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.</p> | <p>DTS/DPF 1.2</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more. |
| <p>PO 1.3</p> <p>Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.</p> | <p>DTS/DPF 1.3</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings |

| | |
|--|---|
| | <ul style="list-style-type: none"> (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more. |
|--|---|

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---------------------------|---|--|
| <p>Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:</p> <ul style="list-style-type: none"> (a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more. | Commissioner of Highways. | To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code. | Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

Part 3 - Overlays

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Water Catchment | |
| PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access. | DTS/DPF 1.4 None are applicable. |
| PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to: | DTS/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation. |

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

Procedural Matters (PM) - Referrals

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

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