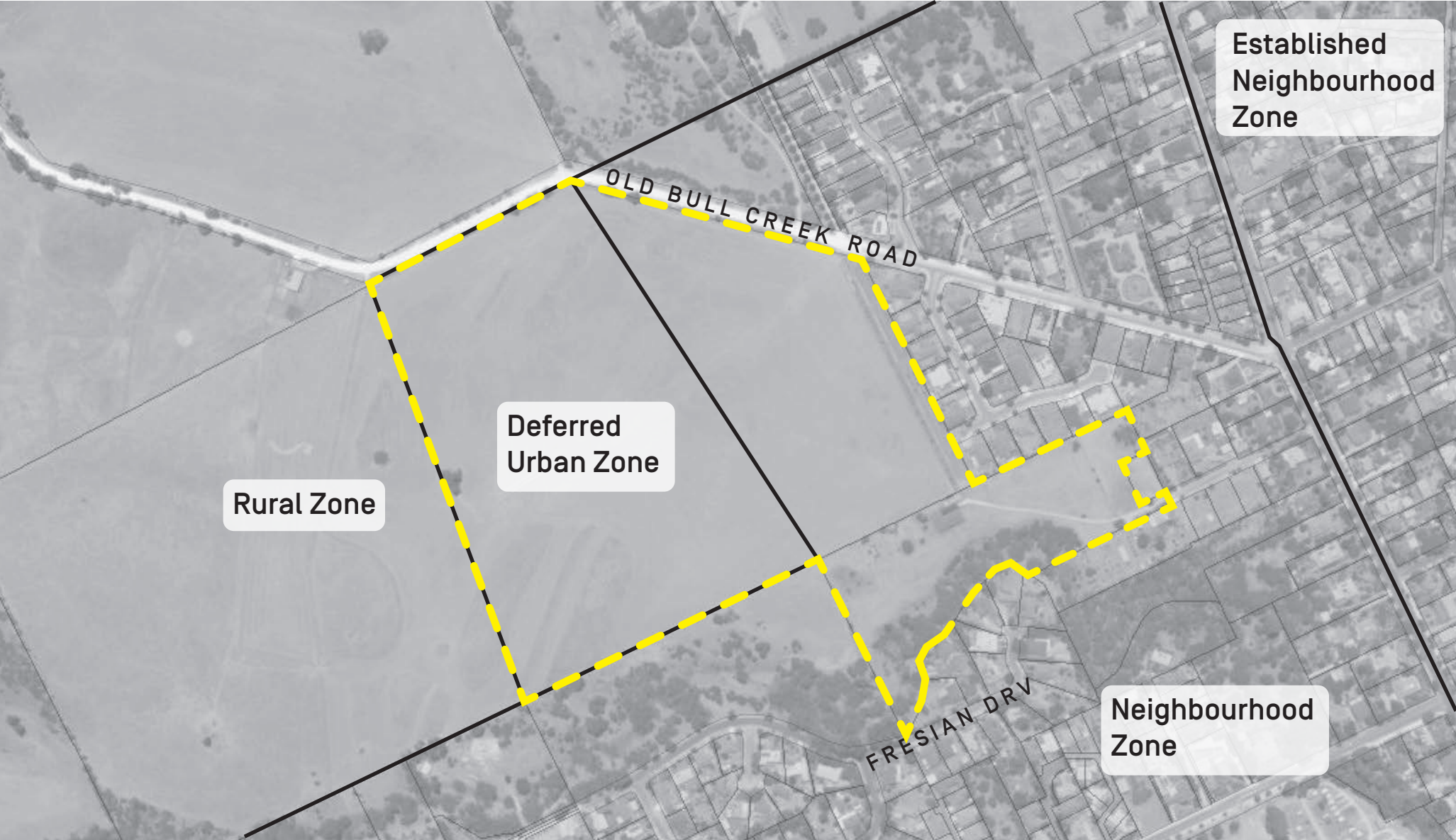


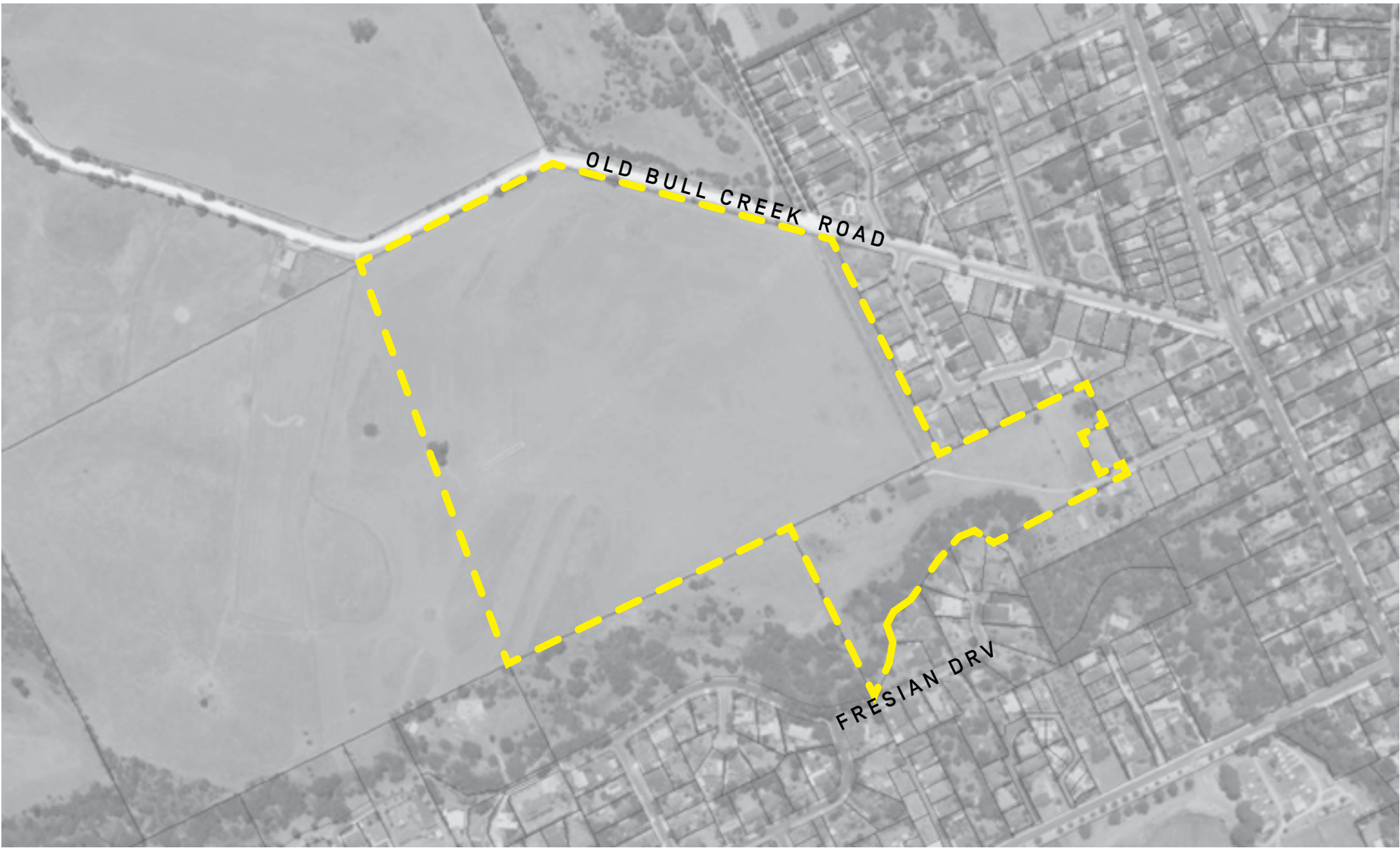
APPENDIX 3. PROPOSED CODE POLICY



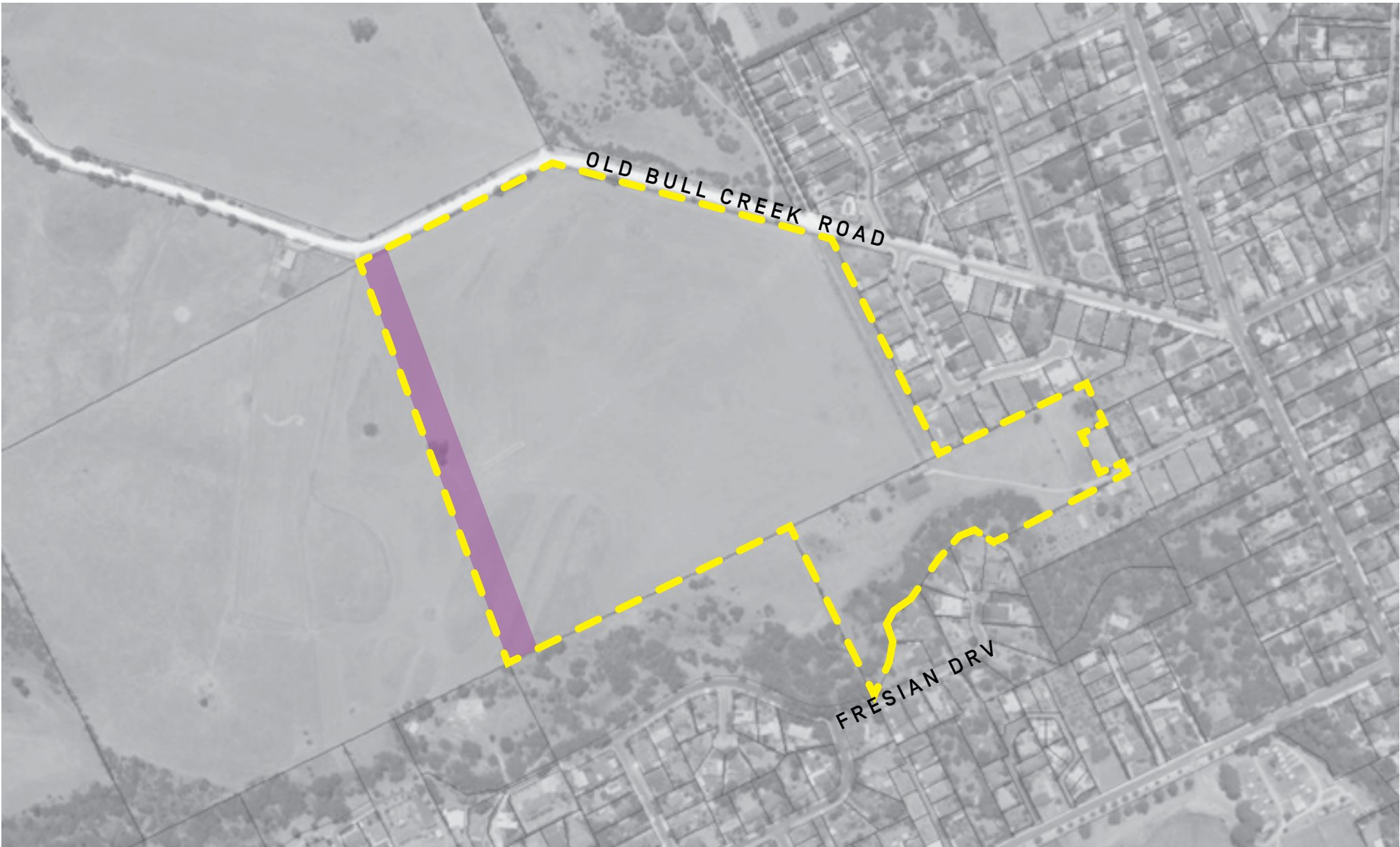
CURRENT



PROPOSED




CURRENT



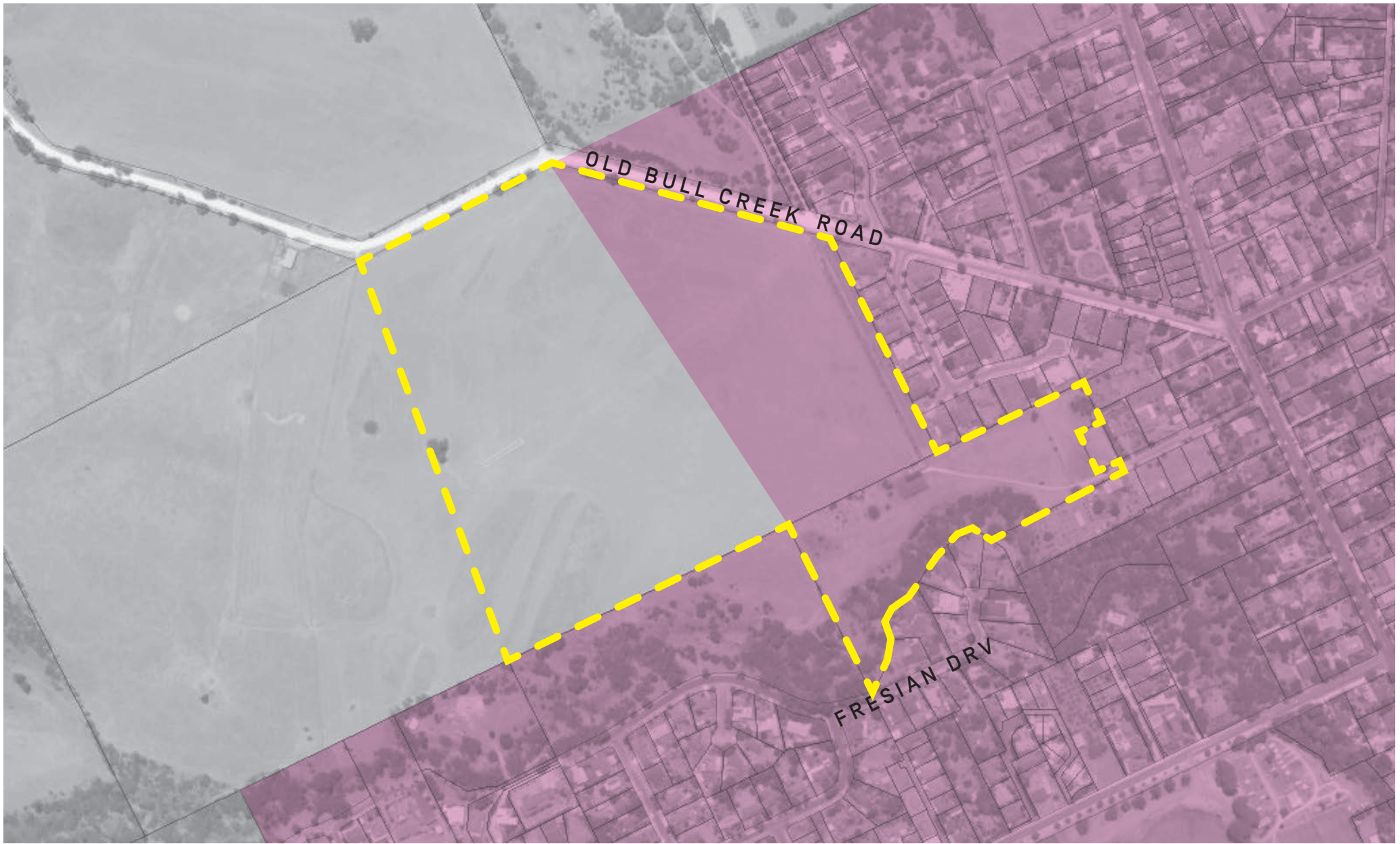
PROPOSED

**Interface
Management Overlay**
—
Strathalbyn Code
Amendment

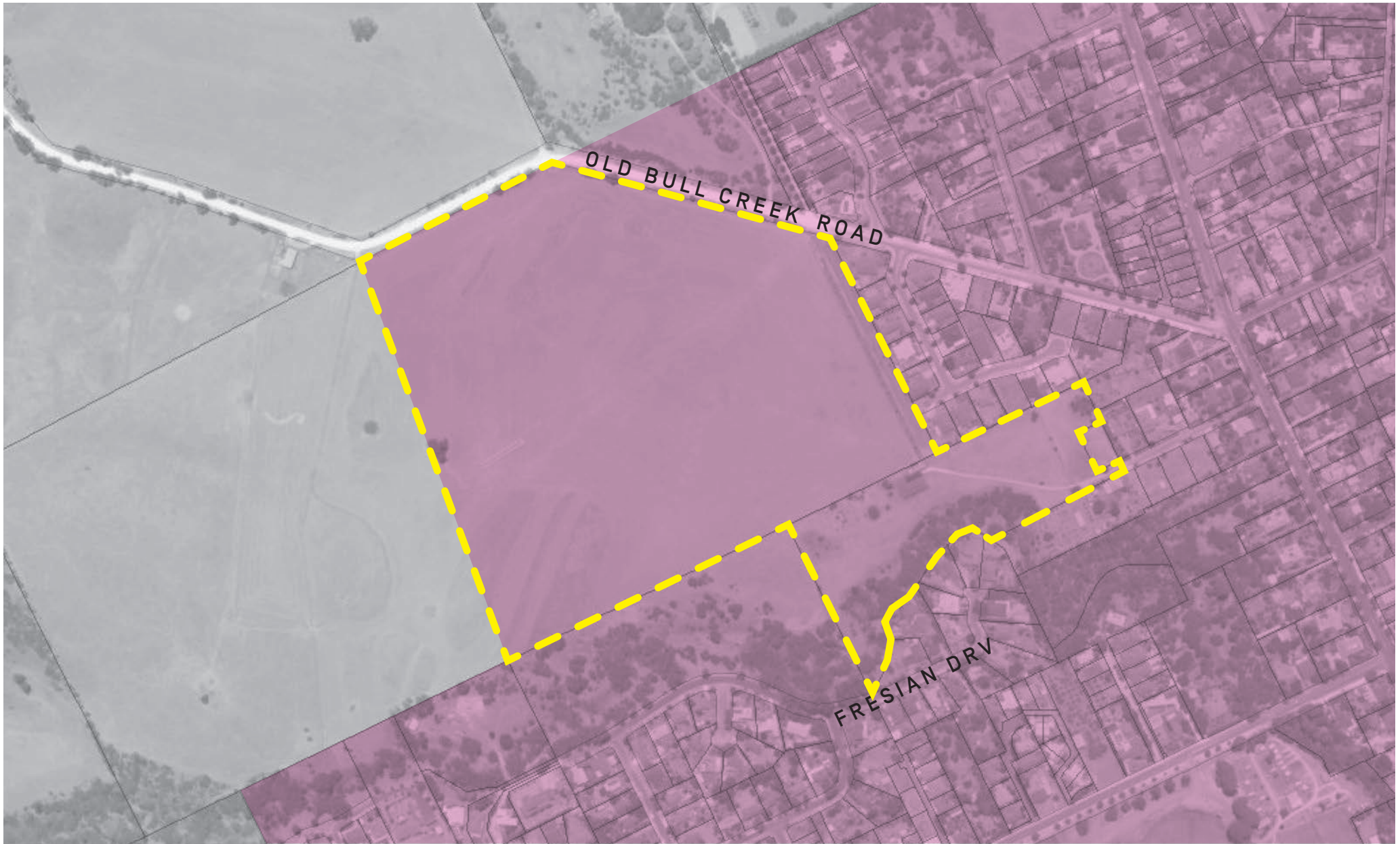
LEGEND
— — — — — Affected Area boundary
 Interface Management Overlay

Jan 2024
Revision A
Plan 1:5000 at A4

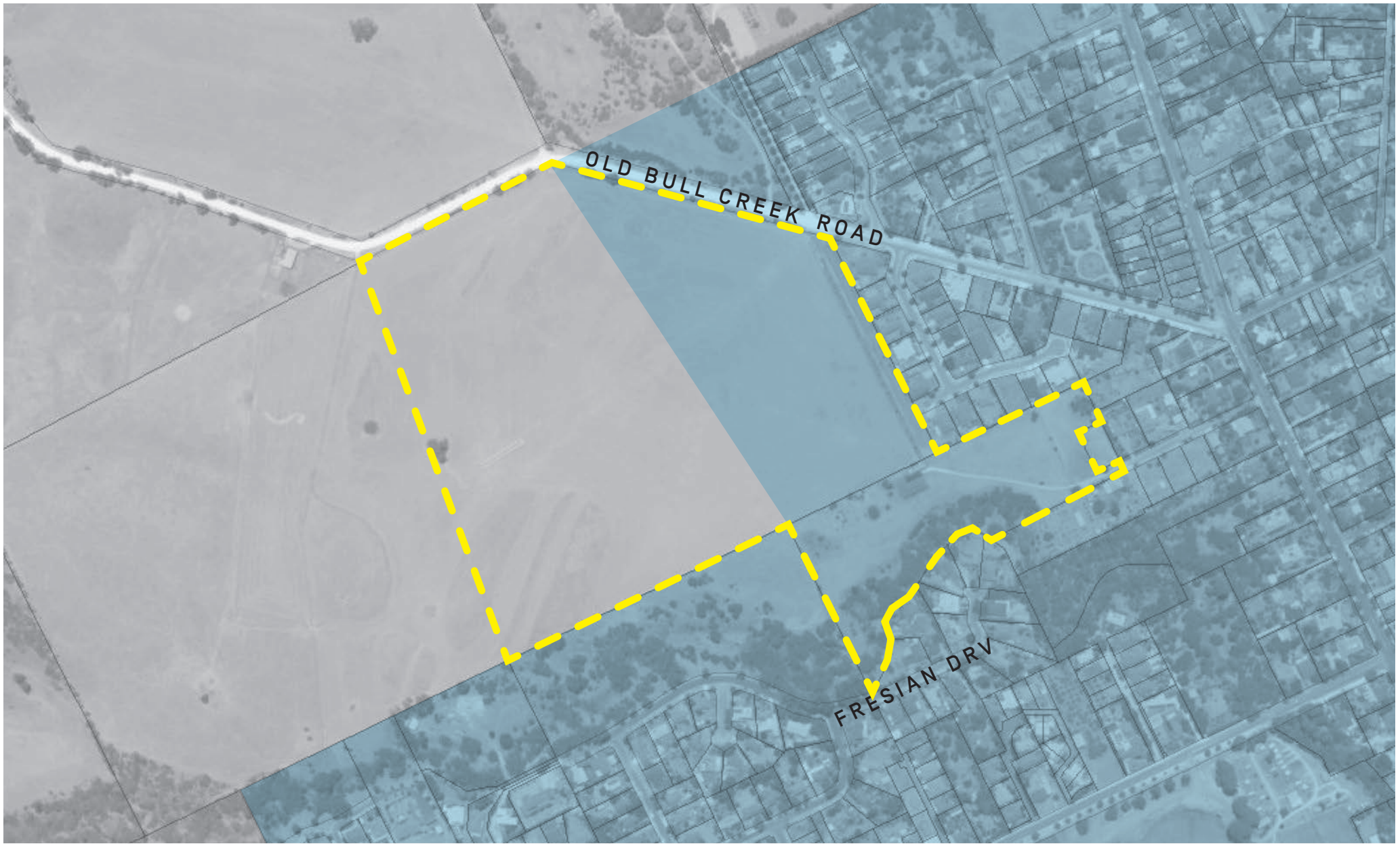




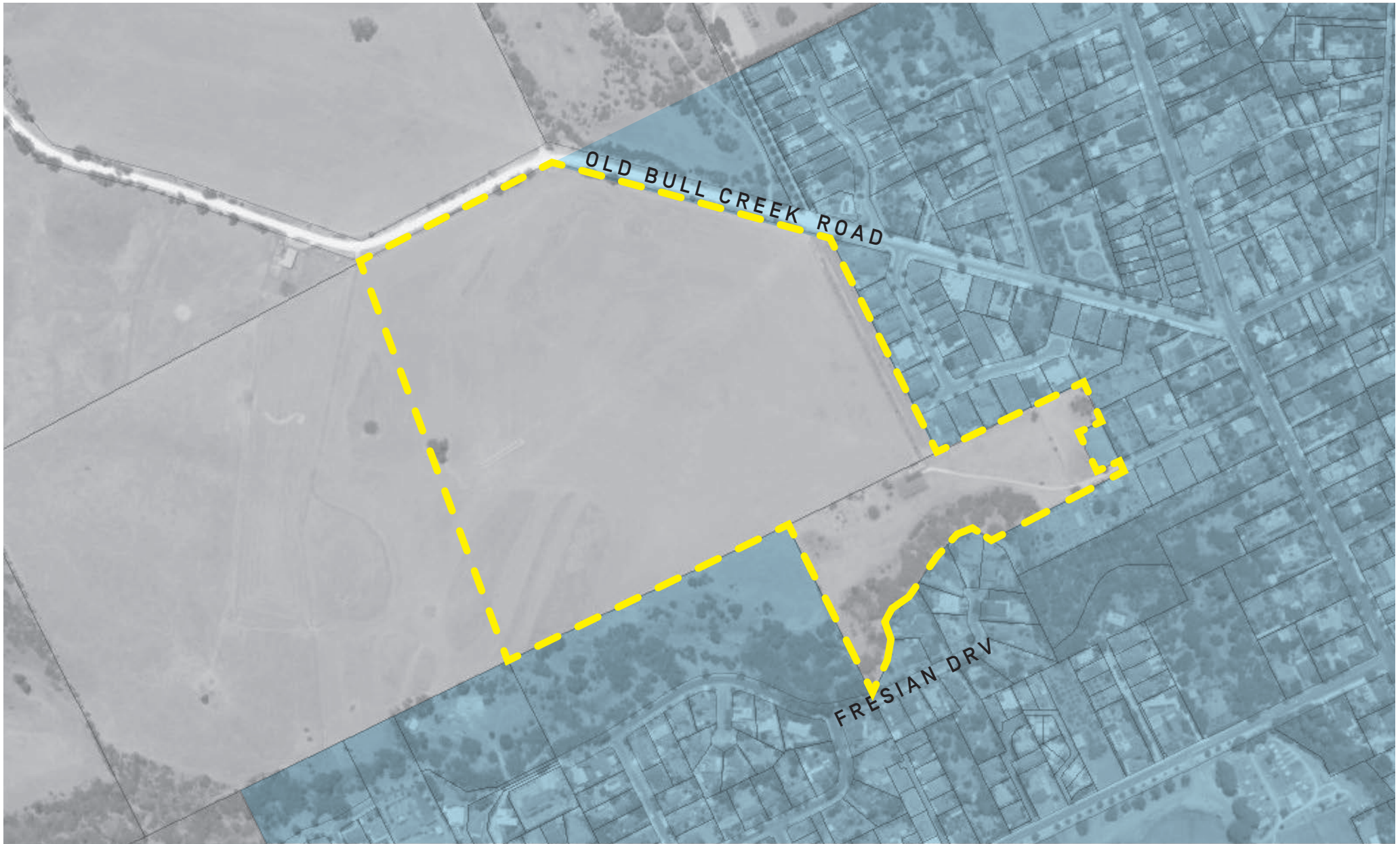
CURRENT



PROPOSED



CURRENT



PROPOSED

NOTE: The proposed Master Planned Township Zone contains policies regarding minimum building height (levels), and therefore, the minimum Technical and Numeric Variation is no longer required.

Maximum Building Height [levels]
 —
 Strathalbyn Code Amendment

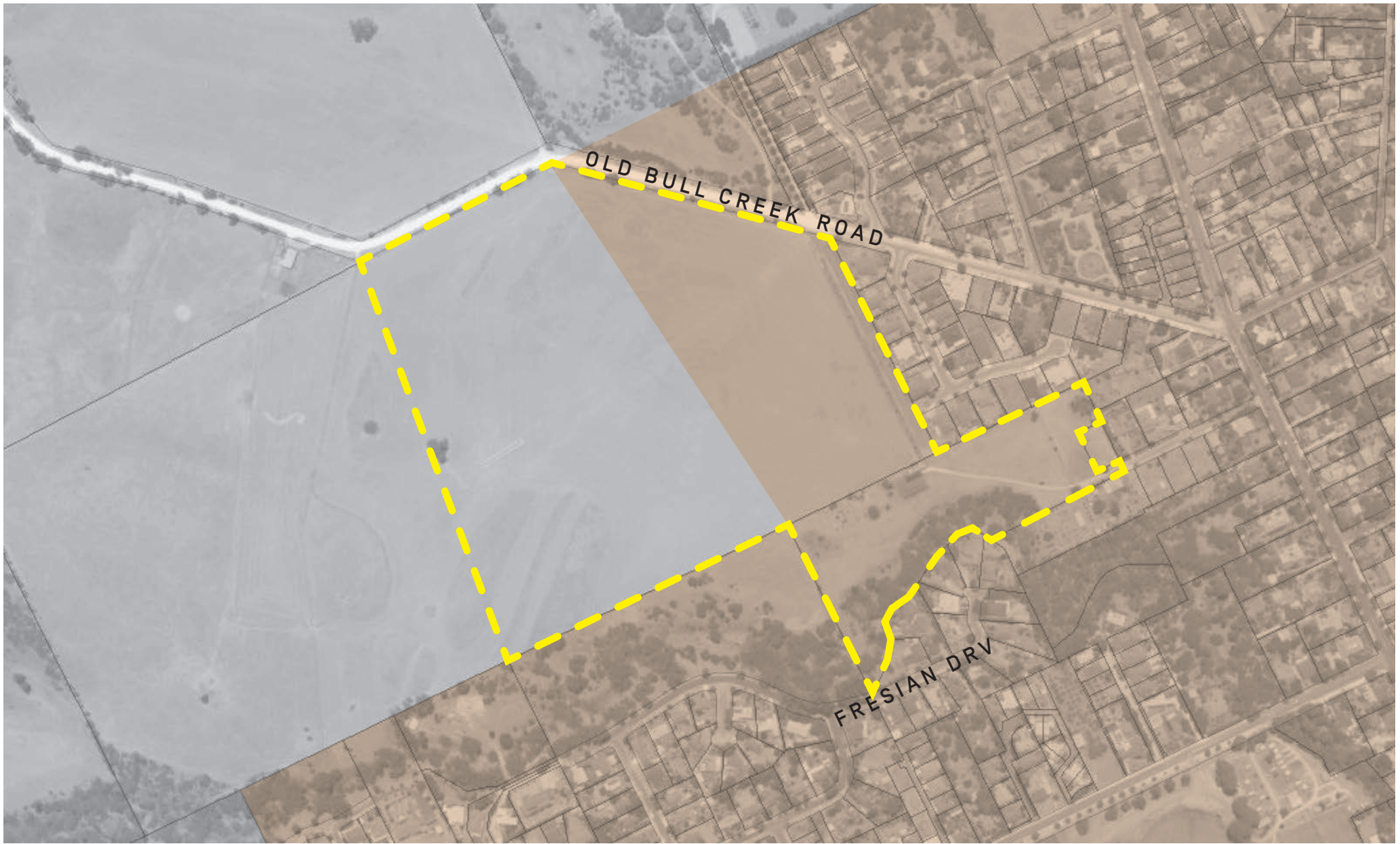
LEGEND

Affected Area boundary

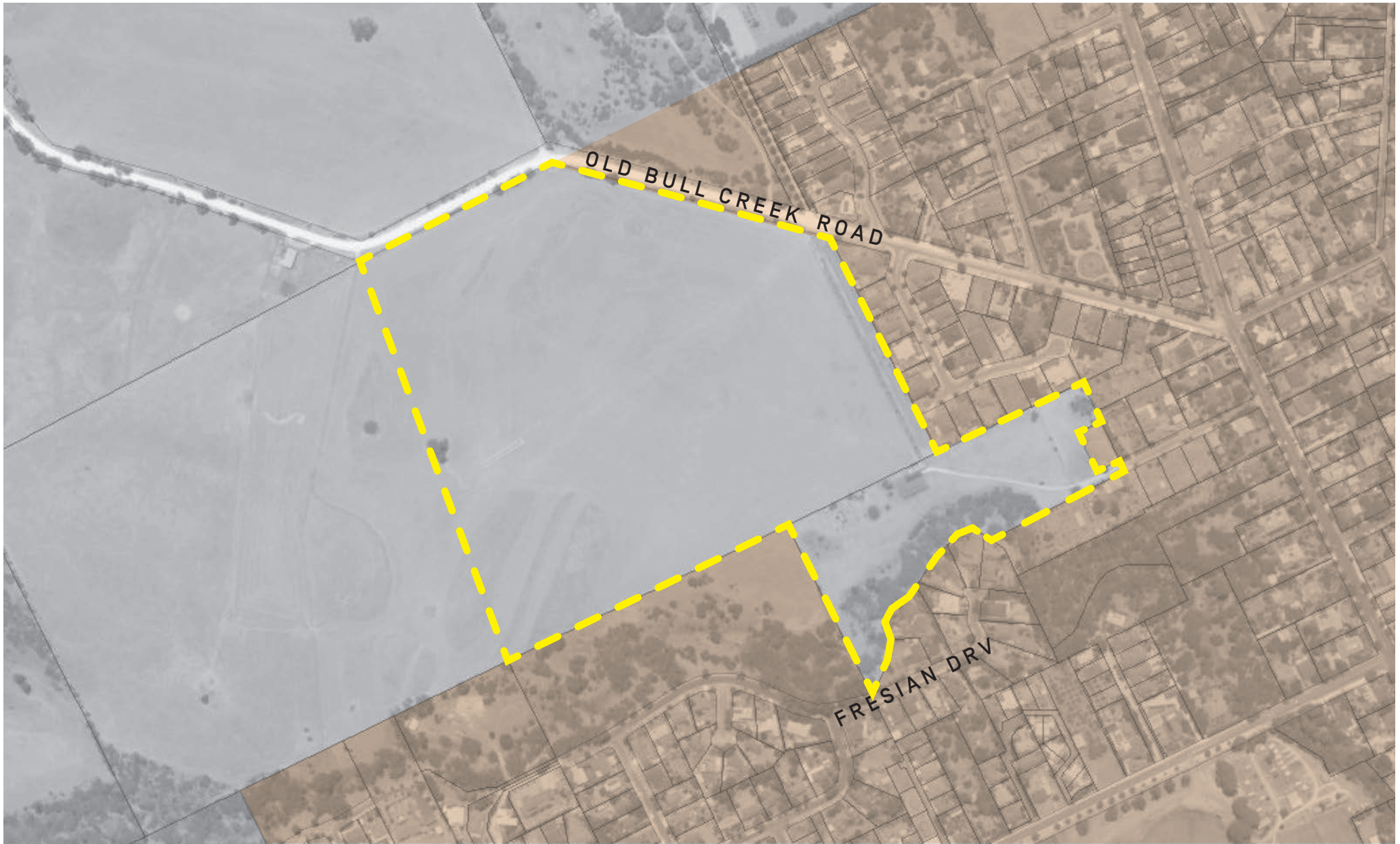
Technical & Numeric Variations
Maximum Building Height (levels)

Dec 2023
 Revision A
 Plan 1:5000 at A4





CURRENT



PROPOSED

NOTE: The proposed Master Planned Township Zone contains policies regarding minimum building height (metres), and therefore, the minimum Technical and Numeric Variation is no longer required.

Maximum Building Height [metres]
 — Strathalbyn Code Amendment

LEGEND

Affected Area boundary

Technical & Numeric Variations
Maximum Building Height (levels)

Dec 2023

Revision A

Plan 1:5000 at A4



CURRENT



PROPOSED

NOTE: The proposed Master Planned Township Zone contains policies regarding minimum frontage, and therefore, the minimum Technical and Numeric Variation is no longer required.

**Minimum
Frontage**
—
Strathalbyn Code
Amendment

LEGEND

Affected Area boundary

Technical & Numeric Variations
Minimum Frontage

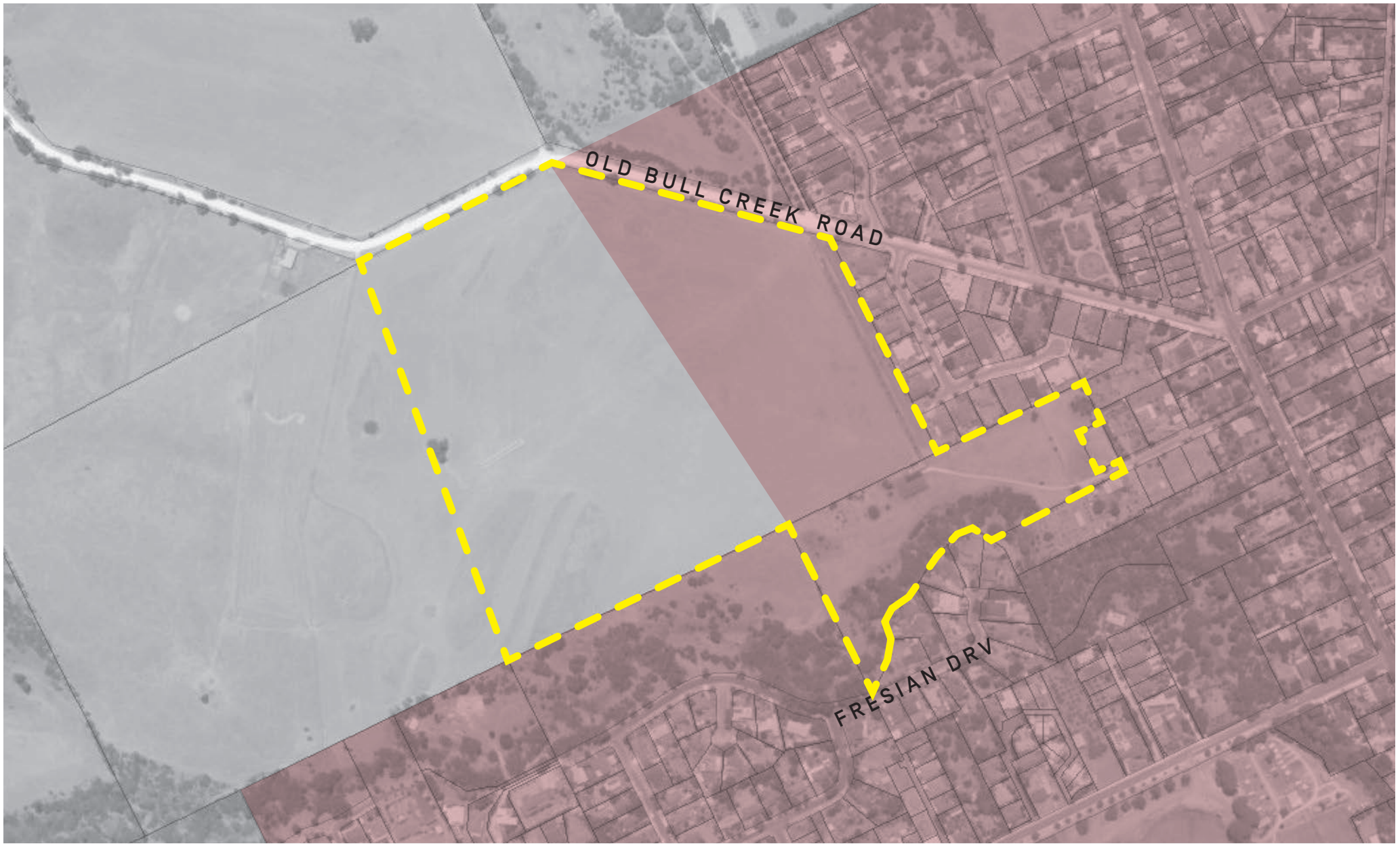
Dec 2023

Revision A

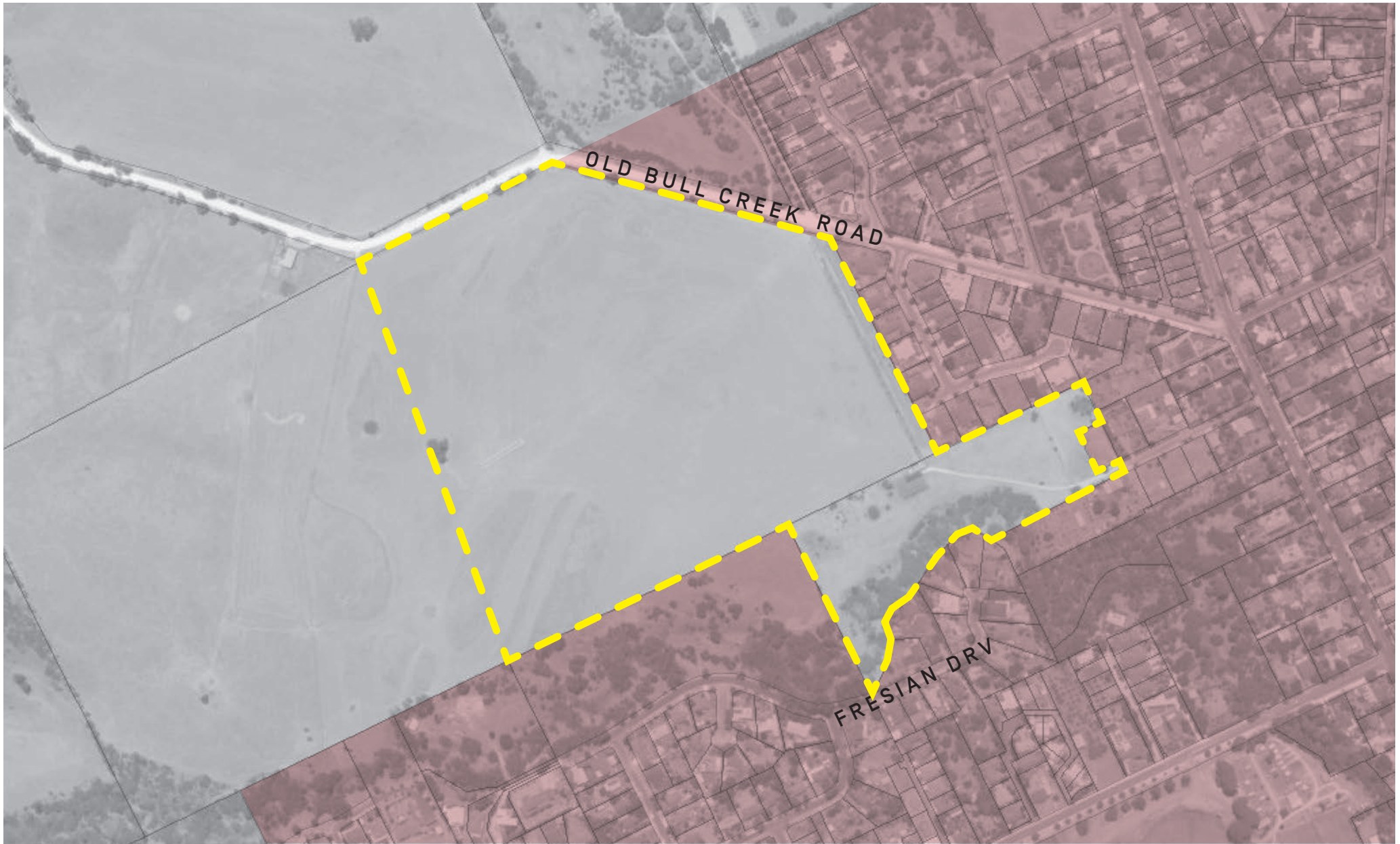
Plan 1:5000 at A4

IN





CURRENT



PROPOSED

NOTE: The proposed Master Planned Township Zone contains policies regarding minimum site area, and therefore, the minimum Technical and Numeric Variation is no longer required.

**Minimum
Site Area**
—
Strathalbyn Code
Amendment

LEGEND

Affected Area boundary

Technical & Numeric Variations
Minimum Site Area

Dec 2023

Revision A

Plan 1:5000 at A4

1

N



Part 2 - Zones and Sub Zones

Master Planned Township Zone

Assessment Provision (AP)

Desired Outcome (DO)

Desired Outcome	
DO1	Expansion of an existing township with a range of housing that caters to prevailing and emerging housing needs and lifestyles within easy reach of services, facilities and open space.
DO2	Development complementary to existing township settlement patterns, adjacent rural landscapes and natural features.

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>Diverse housing choices with compatible recreational, community services and other activities to support a growing community and create a pleasant place to live that complements the established township development pattern.</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) Display home(f) Dwelling(g) Educational facility(h) Indoor recreation facility(i) Office(j) Recreation area(k) Residential flat building(l) Retirement facility(m) Shop(n) Supported accommodation.
<p>PO 1.2</p> <p>Land division results in a low density neighbourhood that contains a diverse range of housing types and allotment sizes.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Residential development at increased densities close to open space, public transport, activity centres and community facilities to enhance community access to community services.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Commercial activities improve community access to services are of a scale and type to maintain residential amenity.</p>	<p>DTS/DPF 1.4</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.
Coordinated and Orderly Development	

<div>PO 2.1</div> <div>Land division and infrastructure occur in a coordinated manner and orderly sequence.</div>	<div>DTS/DPF 2.1</div> <div>None are applicable.</div>								
<div>PO 2.2</div> <div>Development and infrastructure are staged and provided in a manner that supports the orderly expansion of existing townships and the economic provision of infrastructure and services.</div>	<div>DTS/DPF 2.2</div> <div>None are applicable.</div>								
Community Facilities									
<div>PO 3.1</div> <div>Community facilities such as schools, community centres, recreation centres and public open space are co-located within activity centres or with complementary uses to reinforce their role as a focal point for community.</div>	<div>DTS/DPF 3.1</div> <div>None are applicable.</div>								
<div>PO 3.2</div> <div>Community facilities are located and designed to maximise accessibility by public and/or community transport, walking and cycling.</div>	<div>DTS/DPF 3.2</div> <div>None are applicable.</div>								
Open Space									
<div>PO 4.1</div> <div>The size and distribution of open space encourages recreation and healthy lifestyles.</div>	<div>DTS/DPF 4.1</div> <div>None are applicable.</div>								
<div>PO 4.2</div> <div>The quality of open space encourages recreation and healthy lifestyles by including a variety of attractive features such as walking and cycling trails, play spaces, water features, irrigated recreation spaces, sporting infrastructure or public art.</div>	<div>DTS/DPF 4.2</div> <div>None are applicable.</div>								
Building Height									
<div>PO 5.1</div> <div>Buildings generally establish a low rise residential character, with medium rise development appropriate where complementing the scale of the existing township and where a located adjacent activity centres, open space and/or public transport.</div>	<div>DTS/DPF 5.1</div> <div>Buildings (excluding garages, carports and outbuildings) do not exceed the maximum building height nominated on a Building Envelope Plan, or where none exists:</div> <div> <div>(a)</div> <div>a maximum building height of 2 building levels or 9m</div> <div>and</div> <div>(b)</div> <div>a maximum wall height of 6m (except where a gable end).</div> </div>								
Primary Street Setback									
<div>PO 6.1</div> <div>Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape and integrate development with public open space.</div>	<div>DTS/DPF 6.1</div> <div>Buildings setback from the primary street boundary in accordance with the following table:</div> <table> <tr> <th>Development Context</th><th>Minimum setback</th></tr> <tr> <td>Where a building envelope plan exists.</td><td>Consistent with the building envelope plan.</td></tr> <tr> <td>Where the allotment adjoins a public reserve greater than 2000m² (including where the allotment would adjoin a reserve if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment.</td><td>1.5m</td></tr> <tr> <td>In all other cases.</td><td>5m</td></tr> </table> <div>For the purposes of DTS/DPF 6.1:</div> <div> <div>(a)</div> <div>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</div> <div>(b)</div> <div>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</div> </div>	Development Context	Minimum setback	Where a building envelope plan exists.	Consistent with the building envelope plan.	Where the allotment adjoins a public reserve greater than 2000m ² (including where the allotment would adjoin a reserve if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment.	1.5m	In all other cases.	5m
Development Context	Minimum setback								
Where a building envelope plan exists.	Consistent with the building envelope plan.								
Where the allotment adjoins a public reserve greater than 2000m ² (including where the allotment would adjoin a reserve if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment.	1.5m								
In all other cases.	5m								
Secondary Street Setback									
<div>PO 7.1</div> <div>Buildings are setback from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.</div>	<div>DTS/DPF 7.1</div> <div>Building walls (except for ancillary buildings and structures) are set back consistent with a building envelope plan, or where none exists at least 900mm from the boundary of the allotment with the secondary street frontage.</div>								
Boundary Walls									

<p>PO 8.1</p> <p>Boundary walls are limited in height and length to manage impacts on adjoining properties.</p>	<p>DTS/DPF 8.1</p> <p>Building walls (except for ancillary buildings and structures) on side boundaries are consistent with a building envelope plan, or satisfy (a) or (b):</p> <p>(a) adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height</p> <p>or</p> <p>(b) do not:</p> <p>(i) exceed 3.0m in wall height</p> <p>(ii) exceed 11.5m in length</p> <p>(iii) with respect to all boundary walls on the same boundary, exceed 45% of the total length of the boundary</p> <p>(iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.</p>
Side Boundary Setback	
<p>PO 9.1</p> <p>Buildings are set back from side boundaries to provide:</p> <p>(a) separation between buildings in a way that complements the emerging character of the locality</p> <p>(b) access to natural light and ventilation for neighbours.</p>	<p>DTS/DPF 9.1</p> <p>Building walls not sited on side boundaries are set back from side boundaries consistent with a building envelope plan, or are set back in accordance with the following:</p> <p>(a) where the wall height does not exceed 3m - at least 900mm</p> <p>(b) for a wall that is not south facing and the wall height exceeds 3m - 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 top of the footings</p> <p>(c) for a wall that is south facing and the wall height exceeds 3m - 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 top of the footings.</p>
Rear Boundary Setback	
<p>PO 10.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <p>(a) separation between buildings in a way that complements the emerging character of the locality</p> <p>(b) access to natural light and ventilation for neighbours</p> <p>(c) open space recreational opportunities</p> <p>(d) space for landscaping and vegetation.</p>	<p>DTS/DPF 10.1</p> <p>Building walls are set back from the rear boundary consistent with a building envelope plan, or at least:</p> <p>(a) 3m for the first building level or 0m where the rear boundary adjoins a laneway</p> <p>(b) 5m for any second building level or 0m where the rear boundary adjoins a laneway</p> <p>(c) 5m plus any increase in wall height over 7m for buildings three building levels and above.</p>
Site Dimensions and Land Division	
<p>PO 11.1</p> <p>Allotments created for residential purposes are of a suitable size and dimension and accommodate a diverse range of housing choices.</p>	<p>DTS/DPF 11.1</p> <p>None are applicable</p>
<p>PO 11.2</p> <p>Allotments created for residential purposes are a suitable size and dimension to accommodate dwellings that are functional and provide a high standard of residential amenity for occupants.</p>	<p>DTS/DPF 11.2</p> <p>Allotments not connected to mains sewer or an approved common waste water disposal service accord with the following:</p> <p>(a) site areas are not less 1200m²</p> <p>(b) site frontages are not less than 20m.</p>
<p>PO 11.3</p> <p>Sites for residential purposes are consistent with an authorised plan of division, Concept Plan or master plan.</p>	<p>DTS/DPF 11.3</p> <p>Development will not result in more than 1 dwelling on an existing allotment.</p>
Land Division Pattern	
<p>PO 12.1</p> <p>Street patterns and pedestrian and cycle connections designed to reduce travel distances to open space, public transport, activity centres and community facilities and assist to create low speed environments in local streets.</p>	<p>DTS/DPF 12.1</p> <p>None are applicable</p>

Policy24		P&D Code (in effect) Version 2024.3 15/02/2024	
PO 12.2 Development provides an appropriate transition with the existing township and the interface with rural land.	DTS/DPF 12.2 None are applicable.		
Tree Canopy			
PO 13.1 Tree planting provided on public streets and public open space to create a comfortable micro-climate and improve the amenity of the neighbourhood.	DTS/DPF 13.1 None are applicable.		
Concept Plans			
PO 14.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 – Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development, provision of infrastructure and the location of new activity centres.	DTS/DPF 14.1 The site of the development is wholly located outside any relevant Concept Plan boundary (where defined). The following Concept Plans are relevant:		
	Description		
	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 99 - Two Wells		
	Concept Plan 104 - Aldinga Beach		
	Concept Plan 131 - Middleton		
In relation to DTS/DPF 14.1, in instances where:			
(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.			
(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 14.1 is met.			
Advertising and Display Homes			
PO 15.1 Advertising is limited to temporary displays to promote the sale of land and buildings within the zone.	DTS/DPF 15.1 Advertisements: (a) are of a temporary nature and will be removed within 2 years from the date of installation (b) promote the sale of land or buildings within the zone.		
PO 15.2 Display homes provide sufficient car parking.	DTS/DPF 15.2 None are applicable.		
Earthworks and Sloping Land			
PO 16.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 16.1 Earthworks associated with development are consistent with a building envelope plan, or do not involve:		
	(a) excavation exceeding a vertical height of 1m		
	(b) filling exceeding a vertical height of 1m		
(c) a total combined excavation and filling vertical height of 2m or more.			
Ancillary Structures and Buildings			
PO 17.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 17.1 Ancillary buildings and structures:		
	(a) are ancillary to a dwelling erected on the same site		
	(b) have a floor area not exceeding 60m2		
	(c) are not constructed, added to or altered so that any part is situated:		

	<div><div><div><div><div>(i)</div><div>in front of any part of the building line of the dwelling to which it is ancillary</div></div><div><div>or</div><div>(ii)</div><div>within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</div></div></div></div><div><div>(d)</div><div>in the case of a garage or carport, the garage or carport:<div><div><div>(i)</div><div>is set back at least 5.5m from the boundary of the primary street</div></div><div><div>(ii)</div><div>when facing a primary street or secondary street, has a total door / opening not exceeding:<div><div>A.</div><div>for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</div></div><div><div>B.</div><div>for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</div></div></div></div></div></div><div><div>(e)</div><div>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:<div><div><div>(i)</div><div>a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</div></div><div><div>(ii)</div><div>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</div></div></div></div></div><div><div>(f)</div><div>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</div></div><div><div>(g)</div><div>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</div></div><div><div>(h)</div><div>have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</div></div><div><div>(i)</div><div>have a roof height where no part of the roof is more than 5m above the natural ground level</div></div><div><div>(j)</div><div>if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</div></div></div></div>						
<div>PO 17.2</div> <div>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements and do not result in over-development of the site.</div>	<div>DTS/DPF 17.2</div> <div>Ancillary buildings and structures do not result in:</div> <div><div><div>(a)</div><div>less private open space than specified in Design Table 1 - Private Open Space</div></div><div><div>(b)</div><div>less car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.</div></div></div>						
<div>PO 17.3</div> <div>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</div>	<div>DTS/DPF 17.3</div> <div>Non-residential ancillary buildings and structures:</div> <div><div><div>(a)</div><div>are ancillary and subordinate to an existing non-residential use on the same site</div></div><div><div>(b)</div><div>have a floor area not exceeding the following:<table><tr><th>Allotment size</th><th>Floor area</th></tr><tr><td>≤500m²</td><td>60m²</td></tr><tr><td>>500m²</td><td>80m²</td></tr></table></div></div><div><div>(c)</div><div>are not constructed, added to or altered so that any part is situated:<div><div><div>(i)</div><div>in front of any part of the building line of the main building to which it is ancillary</div></div><div><div>or</div><div>(ii)</div><div>within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</div></div></div></div></div><div><div>(d)</div><div>in the case of a garage or carport, the garage or carport:<div><div><div>(i)</div><div>is set back at least 5.5m from the boundary of the primary street</div></div></div></div></div><div><div>(e)</div><div>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:<div><div><div>(i)</div><div>a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</div></div><div><div>(ii)</div><div>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</div></div></div></div></div><div><div>(f)</div><div>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</div></div></div>	Allotment size	Floor area	≤500m ²	60m ²	>500m ²	80m ²
Allotment size	Floor area						
≤500m ²	60m ²						
>500m ²	80m ²						

Policy24		P&D Code (in effect) Version 2024.3 15/02/2024	
		45% of the length of that boundary	
		(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure	
		(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)	
		(i) have a roof height where no part of the roof is more than 5m above the natural ground level	
		(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.	
Private Open Space			
PO 18.1		DTS/DPF 18.1	
Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.		Dwellings are provided with a minimum area of private open space nominated on a building envelope plan, or in accordance with Design in Urban Areas Table 1 - Private Open Space.	

Part 3 - Overlays

Interface Management Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development of sensitive receivers in a manner that mitigates potential adverse environmental and amenity impacts generated by the lawful operation of neighbouring and proximate land uses.

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>Sensitive receivers are carefully sited and designed to mitigate adverse impacts of hazards, noise, dust, odour, light spill or other emissions from existing legally operating land uses through design techniques such as:</p> <ul style="list-style-type: none">(a) locating residential accommodation the greatest distance practicable from the source of the impacts(b) locating buildings containing non-sensitive receivers between the source of the impacts and sensitive receivers(c) placing rooms more sensitive to air, noise and odour impacts (e.g. bedrooms) further away from the source of the impacts(d) providing private or common open space adjacent a building elevation that shields the space from the source of the impacts.	<p>DTS/DPF 1.1</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