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The following table is a record of authorised amendments and their consolidation dates for the X Development Plan. Further information on authorised amendments prior to this date may be researched through the relevant Council, the Department of Planning and Local Government or by viewing Gazette records.

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Consolidated: The date of which an authorised amendment to a Development Plan was consolidated (incorporated into the published Development Plan) pursuant to section 31 of the Development Act 1993.

Gazetted: The date of which an authorised amendment was authorised through the publication of a notice in the Government Gazette pursuant to Part 3 of the Development Act 1993.
Welcome to the Development Plan for the Council.

This introduction has been prepared by the Department of Planning and Local Government as guide to assist you in understanding this Development Plan.

For full details about your rights and responsibilities, you are advised to refer to the Development Act 1993 and the associated Development Regulations 2008 and/or consult your council.

A number of guides and additional information regarding South Australia's Planning and Development Assessment System are available via the website http://www.sa.gov.au or by contacting the Department of Planning and Local Government at 136 North Terrace, Adelaide, SA 5000.

Overview of the Planning System

South Australia has an integrated planning and development system, with three distinct but interrelated parts, these being:

- Legislation
- The Planning Strategy
- Development Plans.

The legislative framework establishing the planning and development system and setting out its statutory procedures is provided by the Development Act 1993 and its associated Development Regulations 2008. The Development Act is the core legislation enacted by the South Australian Parliament to establish the planning and development system framework and many of the processes required to be followed within that framework (including processes for assessing development applications). The Regulations provide more details about the framework and are updated from time to time by the Governor (on the advice of the Minister for Urban Development and Planning).

The State Government's broad vision for sustainable land use and the built development of the state is outlined in the Planning Strategy. The relevant volumes of the Planning Strategy for this Development Plan are: (Conversion note: optional text (delete volumes of the Planning Strategy that are not relevant to this Development Plan from the following list))

- The 30-Year Plan for Greater Adelaide (February 2010)
- The Planning Strategy for Regional SA (January 2003, as amended at December 2007)
- Eyre and Western Region Plan (Draft)
- Far North Region Plan (July 2010)
- Kangaroo Island Plan (January 2011)
- Limestone Coast (August 2011)
- Mid North Region Plan (May 2011)
- Murray Mallee Region Plan (January 2011)
- Yorke Peninsula Regional Land Use Framework (December 2007)
- The Greater Mount Gambier Master Plan (February 2008).

The Planning Strategy, which covers a full range of social, economic and environmental issues, informs and guides policies both across Government and in local area Development Plans. The Planning Strategy is required under section 22 of the Development Act, 1993 and is updated by the State Government every few years. Local councils also prepare strategic plans which guide the same matters but at a local level. These strategic plans are not, however, development assessment tools, that is the role of Development Plans.

Development Plans are the key on-the-ground development assessment documents in South Australia. They contain the rules that set out what can be done on any piece of land across the state, and the detailed criteria against which development applications will be assessed. Development Plans cover distinct and separate geographic areas of the state. There is a separate Development Plan for each one of the 68 local council areas, plus a handful of other Development Plans covering areas not situated within local government boundaries. Development Plans outline what sort of developments and land use are and are not
envisaged for particular zones (eg residential, commercial, industrial), and various objectives, principles and policies further controlling and affecting the design and other aspects of proposed developments.

What is Development?

‘Development’ is defined in Section 4 of the Development Act 1993 as:

▪ a change in the use of land or buildings
▪ the creation of new allotments through land division (including Strata and Community Title division)
▪ building work (including construction, demolition, alteration and associated excavation/fill)
▪ cutting, damaging or felling of significant trees
▪ specific work in relation to State and Local heritage places
▪ prescribed mining operations
▪ other acts or activities in relation to land as declared by the Development Regulations.

No development can be undertaken without an appropriate Development Approval being obtained from the relevant authority after an application and assessment process.

How does the Development Plan relate to other legislation?

The Development Plan is a self-contained policy document prepared under and given statutory recognition pursuant to the Development Act 1993.

It is generally independent of other legislation but is one of many mechanisms that control or manage the way that land and buildings are used.

The Development Act, 1993 and Development Regulations, 2008 contain a number of provisions to ensure that development applications are referred to other government agencies when appropriate.

What doesn’t a Development Plan do?

Development Plans are applicable only when new development is being designed or assessed. They do not affect existing development (see above for a description of what constitutes ‘development’).

Once a Development Approval is issued, the details contained within the application and any conditions attached to that approval are binding.

Development Plan policies guide the point in time assessment of a development application but do not generally seek to control the on-going management of land, which is the role of other legislation (eg the Environment Protection Act, Natural Resources Management Act, Liquor Licensing Act).

When do you use the Development Plan?

The Development Plan should be used during a development application process. This may include:

▪ when undertaking or proposing to undertake ‘development’ (eg building a house or factory or converting an office into a shop)
▪ when assessing or determining a development proposal (eg by council staff, elected members of council, a Development Assessment Panel, or the Development Assessment Commission)
▪ when you believe you could be affected by a proposed development and you are given an opportunity to comment on it as part of the assessment process.

How to read the Development Plan

Development Plans are comprised of several sections as described below.

All sections and all relevant provisions within each section of the Development Plan must be considered in relation to a development proposal or application.

Development Plans use three text font colours:
(a) Black text is used to identify all standard policy that forms the basis of all council Development Plans.

(b) Green text is used to identify additional council-specific policy or variables that have been included in the Development Plan to reflect local circumstances.

(c) Blue text illustrates hyperlinks to maps, overlays and tables in the Development Plan. These hyperlinks are operational only when viewing electronic versions of the Development Plan.

### Development Plan Structure Overview

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<th>Advisory Section</th>
<th>Function</th>
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<tr>
<td>Table of Contents</td>
<td>Navigational aid to reference sections within the Development Plan by name and page number.</td>
</tr>
<tr>
<td>Amendment Record Table</td>
<td>Tabled information recording previously-authorised Development Plan amendments and their consolidation dates.</td>
</tr>
<tr>
<td>Introduction</td>
<td>A general overview of the context, purpose and way a Development Plan is set out (this section is advisory only and not used for development assessment purposes).</td>
</tr>
<tr>
<td>Strategic Setting</td>
<td>To be developed, but intended to reflect the relevant Planning Strategy (as it relates to the council area) and council’s own local strategic investigations.</td>
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<tr>
<td>Council Preface Map</td>
<td>Map of the entire Development Plan boundary and its spatial relationship to other Development Plans’ boundaries.</td>
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<td>Objectives</td>
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<td>Principles of Development Control</td>
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<tr>
<td>These policies apply across the whole council area and relate to a range of social, environmental, and economic development issues such as:</td>
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<td>• site and design criteria</td>
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<td>• access and vehicle parking requirements</td>
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<tr>
<td>• heritage and conservation measures</td>
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<td>• environmental issues</td>
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<td>• hazards</td>
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<td>• infrastructure requirements</td>
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<td>• land use specific requirements</td>
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<td>They establish the development standards that apply to all forms of development and provide a yardstick against which the suitability of development proposals is</td>
</tr>
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Introduction to the Development Plan

Assessment Section

Function measured.

Overlay Section Provisions

These policies are spatially located through the application of specific overlay mapping where there is a envisaged land use outcome or application of appropriate design requirements determined by the locality of the proposed development.

Overlays developed include:
- Affordable Housing
- Noise and Air Emissions
- Strategic Transport Routes

Zone Section Provisions

These policies give greater certainty and direction about where certain forms of developments should be located. Maps are referenced within zones that show where land uses are suitable to be located.

Generally, envisaged forms of development within a zone are identified and encouraged through carefully worded policies.

Desired Character Statements

These express a vision about how the zone should look and feel in the future. They may describe the valued elements of the neighbourhood or area to be retained and/or what level and nature of change is desired.

Objectives

These are the specific planning polices that determine what land uses are encouraged or discouraged in the zone. They often contain detailed provisions to further guide the scale and design of development.

Principles of Development Control

These also provide lists of complying and non-complying development and any public notification provisions that vary from those in the Development Regulations.

Policy Area

Policy areas apply to a portion of a zone and contain additional objectives, desired character statements and principles of development control for that portion.

Precincts

Precincts are used to express policies for a small sub-area of a zone or a policy area.

Precincts are used if additional site-specific principles of development control are needed to reflect particular circumstances associated with those sub-areas.

Procedural Matters

All zones have a procedural matters section that identifies and lists complying, non-complying and public notification categories for various forms of development.

Policy areas and/or precincts, which are a sub-set of the zone, share this procedural matters section. Their respective lists can be modified to accommodate policy area and precinct variations.

Table Section Provisions

These tables provide detailed data for the assessment of certain elements of development, for example, numeric values for setbacks from road boundaries and car parking rates for certain types of development.
**Assessment Section** | **Function**
--- | ---
| Conditions for complying development are grouped into their respective tables.

**Mapping Section**

**Structure Plan Maps**
Structure Plan maps will commonly show the general arrangement and broad distribution of land uses; key spatial elements; and movement patterns throughout the council area and major urban areas.

**Council Index Maps**
This is the first point of reference when determining the appropriate map(s) applying to a specific property.
An enlargement index map may be included where needed, e.g., for large townships.

**Extent Map Series**

**Location Maps**
Individual overlay and spatial-based maps (based on the Council Index Maps) originate from a single Location Map and ‘drill down’ through relevant extent maps affecting that location.

*Note: the entire council area will always be represented as the first map in the extent map series and will commence as Map 1.*

**Overlay Maps**
Used to show issue areas or features that run across a number of zones, and are spatially defined to a cadastre, for example:
- Transport
- Development Constraints
- Heritage
- Natural Resources
- Affordable Housing
- Noise and Air Emissions
- Strategic Transport Routes

*Note: issues that are not spatially defined to a cadastre can appear in this section; however, they will be presented as illustrative maps only.*

**Zone Maps**
Used to determine which zone applies to which land.

**Policy Area Maps**
Used to depict the presence and location of any applicable policy area.

**Precinct Maps**
Used to depict the presence and location of any applicable precincts.

**Bushfire Maps (where applicable)**

**Bushfire Protection Area**
Bushfire Protection Area – BPA Maps are used to determine the potential bushfire risk (high, medium or general), associated with an allotment located within an area prone to bushfires.
Concept Plan Maps

Concept Plans are used to depict graphically key features and conceptual layouts of how specific areas should be developed.

Concept Plans appear at the end of the extent map series as a separate section. Concept Plans are consecutively numbered, commencing with number 1.

Further info

Contact the Council.


Discuss your matter with your planning consultant.
Example State Strategic Setting

Kangaroo Island Planning and Development Area

Kangaroo Island is one of Australia’s largest off-shore islands. Due to its relative isolation from the rest of the State it faces unique economic, environmental and social circumstances, challenges and opportunities.

Economic Activity

Traditionally, the Island’s economy has been based on the production of wool, cereals and some beef cattle, while industries that are growing in importance are tourism, aquaculture and forestry. The creation of economic initiatives and employment opportunities, combined with appropriate land use allocation, is sought to establish a robust and sustainable economic climate that contributes to the wellbeing of the local community.

Aquaculture

The aquaculture industry in Kangaroo Island is still emerging with significant prospects for additional intertidal and land-based aquaculture. The Island also offers opportunities for deep water aquaculture. Marine aquaculture areas should be established in locations where the potential impacts on the marine environment and sensitive near shore areas are minimal.

Forestry

The forestry industry on Kangaroo Island consists of blue gum and pine plantations and there is potential for the industry to be of major economic importance to the Island.

Industries based on other lower rainfall tree crops including multi-product biomass industries are under investigation for the eastern end of the Island. These have significant potential to address both natural resource management issues and promote new economic opportunities.

Primary Industry

Dryland agriculture is still the major land use, principally for the production of wool and meat from sheep. Beef cattle, cereals, pasture hay and legume crops are also significant. Horticulture is represented in a small way in the form of vineyards, olives and the seed potato industry.

Prices for agricultural products are cyclical and subject to global markets. The dependency upon low value added products is resulting in slow demand growth and a widening margin between price at the farm gate and at retail outlets with a resulting decline of farm incomes in real terms. If the agricultural sector of Kangaroo Island is to remain a significant industry, then new markets and practices need to continue to be identified, promoted and adopted by landholders and supported through land allocation and infrastructure provision.

Value adding of existing agricultural and natural products and activities is encouraged. The fragmentation and loss of primary production lands for rural living purposes will experience continued pressure and must be minimised.

Agricultural practices need to be sustainable.

Tourism

Tourism has shown growth over recent years and it is anticipated that tourism numbers will increase in the future. It is of extreme importance that Kangaroo Island Tourism is managed in a manner that ensures that the experiences of visitors continue to match their Kangaroo Island expectations and perceptions.

Tourism to Kangaroo Island is largely dependent on the natural resources of the Island and people’s perception of the quality of these resources. The concept of a ‘clean and green’ image for the Island is a fundamental component of many industries including tourism will be dependent on a well-managed natural environment.
Example Council Strategic Setting

Kangaroo Island Council
Introduction Section
State Strategic Setting

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Example Council Preface Map

Council Preface Map

To identify the precise location of the Development Plan boundary refer to Council Index Map then select the relevant map number.
General Section
Advertisements

OBJECTIVES

1 Urban and rural landscapes that are not disfigured by advertisements and/or advertising hoardings.

2 Advertisements and/or advertising hoardings that do not create a hazard.

3 Advertisements and/or advertising hoardings designed to enhance the appearance of the building and locality.

PRINCIPLES OF DEVELOPMENT CONTROL

1 (Conversion note: optional policy (use only if a design guidelines table exists in the Development Plan)) Advertising and/or advertising hoardings should have regard to the design guidelines contained in Table X/X – Design Guidelines for Advertisements.

2 The location, sitting, design, materials, size, and shape of advertisements and/or advertising hoardings should be:
   (a) consistent with the predominant character of the urban or rural landscape
   (b) in harmony with any buildings or sites of historic significance or heritage value in the area
   (c) coordinated with and complement the architectural form and design of the building they are to be located on.

3 The number of advertisements and/or advertising hoardings associated with a development should be minimised to avoid:
   (a) clutter
   (b) disorder
   (c) untidiness of buildings and their surrounds
   (d) driver distraction.

4 Buildings occupied by a number of tenants should exhibit coordinated and complementary advertisements and/or advertising hoardings to identify the tenants and their type of business.

5 The content of advertisements should be limited to information relating to the legitimate use of the associated land.

6 Advertisements and/or advertising hoardings should:
   (a) be completely contained within the boundaries of the subject allotment
   (b) be sited to avoid damage to, or pruning or lopping of, on-site landscaping or street trees
   (c) not obscure views to vistas or objects of high amenity value.

7 Advertisements and/or advertising hoardings should not be erected on:
   (a) a public footpath or veranda post
Advertisements and/or advertising hoardings attached to buildings should not be sited on the roof or higher than the walls of a building (Conversion note: optional text (the words ‘unless the advertisement ……of the existing building’ are optional)) unless the advertisement or advertising hoarding is appropriately designed to form an integrated and complementary extension of the existing building.

Advertisements and/or advertising hoardings erected on a veranda or that project from a building wall should:

(a) have a clearance over a footway to allow for safe and convenient pedestrian access

(b) where erected on the side of a veranda, not exceed the width of the veranda or project from the veranda

(c) where erected on the front of a veranda, not exceed the length of the veranda or project from the veranda

(d) where projecting from a wall, have the edge of the advertisement or advertising hoarding abutting the surface of the wall.

Advertisements should be designed to conceal their supporting advertising hoarding from view.

Advertisements should convey the owner/occupier and/or generic type of business, merchandise or services using simple, clear and concise language, symbols, print style and layout and a small number of colours.

Advertisements which perform a secondary role in identifying the business, goods or services should only be readable in the immediate vicinity of the site.

(Conversion note: optional policy (apply to relevant Greater Adelaide and Regional Development Plans)) Outside of townships and country settlements advertisements other than traffic signs, tourist signs or advertisements on an existing tourist information bay display board, should not be erected in road reserves.

Safety

Advertisements and/or advertising hoardings should not create a hazard by:

(a) being so highly illuminated as to cause discomfort to an approaching driver, or to create difficulty in the driver’s perception of the road or persons or objects on the road

(b) being liable to interpretation by drivers as an official traffic sign, or convey to drivers information that might be confused with instructions given by traffic signals or other control devices, or impair the conspicuous nature of traffic signs or signals

(c) distracting drivers from the primary driving task at a location especially where the demands on driver concentration are high

(d) obscuring a driver’s view of other road or rail vehicles at/or approaching level crossings, or of pedestrians or of features of the road that are potentially hazardous (e.g. junctions, bends, changes in width, traffic control devices).
15 Any internally illuminated advertising signs and/or advertising hoardings which utilise LED, LCD or other similar technologies should be located a minimum of 80 metres from traffic signals, level crossings and other important traffic control devices.

Freestanding Advertisements

16 Freestanding advertisements and/or advertising hoardings should be:

(a) limited to only one primary advertisement per site or complex

(b) of a scale and size in keeping with the desired character of the locality and compatible with the development on the site.

17 Freestanding advertisements and/or advertising hoardings for multiple-business tenancy complexes should:

(a) incorporate the name or nature of each business or activity within the site or complex in a single advertisement

(b) be integrally designed and mounted below the more predominant main complex or site identity advertisement.

18 Portable, easel or A-frame advertisements should be displayed only where:

(a) no other appropriate opportunity exists for an adequate coordinated and permanently erected advertisement and/or advertising hoarding

(b) they do not obstruct or compromise the safety of pedestrians or vehicle movement

(c) there is no unnecessary duplication or proliferation of advertising information

(d) there is no damage to, or removal of, any landscaping on the site.

19 Portable, easel or A-frame advertisements associated with a development should be displayed only during the hours the development is open for trading.

Flags, Bunting and Streamers

20 (Conversion note: optional policy (apply to relevant Greater Adelaide and Regional Development Plans)) Advertisements and/or advertising hoardings incorporating any flags, bunting, streamers, or suspended objects should:

(a) be placed or arranged to complement and accord with the scale of the associated development

(b) other than flags, not be positioned higher than the building they are attached or related to

(c) not be displayed in residential areas.

Advertising Along Arterial Roads

21 Advertising and/or advertising hoardings should not be placed along arterial roads that have a speed limit of 80 km/h or more.

Advertising in Mixed Use and Corridor Zones

22 Advertisements and/or advertising hoardings should be:

(a) no higher than the height of the finished floor level of the second storey of the building to which it relates

(b) where located below canopy level, flush with the wall or projecting horizontally
Advertisements

(c) where located at canopy level, in the form of a facia sign

(d) where located above the canopy, flush with the wall and within the height of the parapet.

Advertisements or advertising hoardings should not exceed 25 per cent of the ground floor wall area on the façade the sign is placed.
Animal Keeping

OBJECTIVES

1. Animals not kept at a density beyond the carrying capacity of the land or water.

2. Animal keeping development sited and designed to avoid adverse effects on surrounding development.

3. Intensive animal keeping protected from encroachment by incompatible development.

4. (Core policy for all Eyre Peninsula coastal Development Plans) Ecological sustainable development of the aquaculture industry.

5. (Core policy for all Eyre Peninsula coastal Development Plans) Marine aquaculture development in marine waters that ensures fair and equitable sharing of marine and coastal resources and minimises conflict with water-based and land-based uses.

PRINCIPLES OF DEVELOPMENT CONTROL

1. Animal keeping and associated activities should not create adverse impacts on the environment or the amenity of the locality.

2. Storage facilities for manure, used litter and other wastes should be designed and sited:
   (a) to be vermin proof
   (b) with an impervious base
   (c) to ensure that all clean rainfall runoff is excluded from the storage area
   (d) outside the 1-in-100 year average return interval flood event area.

Horse Keeping

3. Stables, horse shelters or associated yards should be sited:
   (a) at least 50 metres from a watercourse
   (b) on land with a slope no greater than 1-in-10.

4. A concrete drainage apron should be provided along the front of stables directing water from wash-down areas onto a suitably vegetated area that can absorb all the water, or into a constructed drainage pit.

5. (Core policy in relevant Greater Adelaide and Regional Development Plans) Stables, horse shelters or associated yards should be sited at least 30 metres from any dwelling on the site and from the nearest allotment boundary to avoid adverse impacts from dust, erosion and odour.

6. (Core policy in relevant Greater Adelaide and Regional Development Plans) All areas accessible to horses should be separated from septic tank drainage areas.

Dairies

7. (Core policy in relevant Greater Adelaide and Regional Development Plans) Dairies and associated wastewater lagoons and liquid/solid waste storage and disposal areas should be located at a distance from nearby dwellings, public roads and outside the 1-in-100 year average return interval flood event
area of any watercourse to avoid adverse impacts or nuisance by noise, smell or pollution on nearby sensitive receptors such as dwellings.

8 Dairies should include a lagoon for the storage or treatment of milking shed effluent which should be located:

(a) at least 20 metres from a public road
(b) at least 200 metres from any dwelling not located on the land
(c) outside any 1-in-100 year average return interval flood event area of any watercourse.

Intensive Animal Keeping

9 (Core policy in relevant Greater Adelaide and Regional Development Plans) Intensive animal keeping operations and their associated components, including holding yards, temporary feeding areas, movement lanes and similar, should not be located on land within any of the following areas:

(a) 800 metres of a public water supply reservoir
(b) the 1-in-100 year average return interval flood event area of any watercourse
(c) 200 metres of a major watercourse (third order or higher stream)
(d) 100 metres of any other watercourse, bore or well used for domestic or stock water supplies
(e) 2000 metres of a defined and zoned township, settlement or urban area (except for land based aquaculture)
(f) 500 metres of a dwelling (except for a dwelling directly associated with the intensive animal keeping facility).

10 Intensive animal keeping operations in uncovered situations should incorporate:

(a) a controlled drainage system which:
   (i) diverts runoff from external areas, and
   (ii) directs surface runoff into an effluent management system that has sufficient capacity to hold runoff from the controlled drainage area

(b) pen floors which:
   (i) ensure that effluent does not infiltrate and contaminate groundwater or soil, and
   (ii) are graded to a consistent uniform slope of between 2 per cent and 6 per cent

(c) effluent drainage into an effluent lagoon(s) that has sufficient capacity to hold runoff from the controlled drainage area.

11 (Core policy in relevant Greater Adelaide and Regional Development Plans) Intensive animal keeping facilities and associated wastewater lagoons and liquid/solid waste disposal areas should be sited, designed, constructed and managed to avoid adverse odour impacts on nearby sensitive land uses.

Kennels

12 The floor of kennels should be constructed of concrete or similar impervious material and be designed to allow for adequate drainage when kennels are cleaned.
13 Kennels and exercise yards should be designed and sited to minimise noise nuisance to neighbours through:
   (a) orienting their openings away from sensitive land uses such as dwellings
   (b) siting them as far as practicable from allotment boundaries.

14 Kennels should occur only where there is a permanently occupied dwelling on the land.

**Land Based Aquaculture** *(Core policy in relevant Greater Adelaide and Regional Development Plans)*

15 Land-based aquaculture and associated components should not be located on land within 500 metres of a defined and zoned township, settlement or urban area.

16 Land-based aquaculture ponds should be sited and designed to:
   (a) prevent surface flows from entering the ponds in a 1-in-100 year average return interval flood event
   (b) prevent pond leakage that would pollute groundwater
   (c) prevent the farmed species escaping and entering into any waters
   (d) minimise the need for intake and discharge pipes to traverse sensitive environments.

17 Buildings associated with land-based aquaculture should provide enclosed storage areas to accommodate all equipment associated with aquaculture operations in a manner which is integrated with the use of the land.

18 Development should ensure that pipe inlet and outlets associated with land-based aquaculture are located to minimise the risk of disease transmission.

**Marine Based Aquaculture** *(Core policy for all councils that contain coastal areas)*

19 Marine aquaculture and other offshore development should be ecologically sustainable and be located, designed, constructed and managed to:
   (a) minimise adverse impacts on marine habitats and ecosystems, and public access to beaches, public watercourses or the foreshore
   (b) take into account the requirements of traditional indigenous and commercial fishing grounds
   (c) ensure satisfactory removal and disposal of litter, disused material, debris, detritus and dead animals from the development
   (d) prevent the build up of waste.

20 In marine waters, marine aquaculture (other than inter tidal aquaculture) and other offshore development should be located a minimum of 100 metres seaward of the high water mark.

21 Marine aquaculture development should not significantly obstruct or adversely affect any of the following:
   (a) areas of high public use
   (b) areas established for recreational activities
   (c) areas of outstanding visual, environmental, commercial or tourism value
   (d) sites, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports.
22 Marine aquaculture should be sited, designed, constructed and managed to minimise interference and obstruction to the natural processes of the coastal and marine environment.

23 Marine aquaculture should be developed in areas where an adequate water current exists to disperse sediments and be sited a sufficient height above the sea floor to:

(a) prevent the fouling of waters, publicly owned wetlands or the nearby coastline

(b) minimise seabed damage.

24 Racks, floats and other farm structures associated with marine aquaculture or other offshore development should where practicable be visually unobtrusive from the shoreline.

25 Marine aquaculture development should:

(a) use feed hoppers that are painted in subdued colours and suspended as low as possible above the water

(b) position structures to protrude the minimum distance practicable above water

(c) avoid the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons.

26 Marine aquaculture should be developed to maintain existing rights of way within or adjacent to a site.

27 Marine aquaculture access, launching and maintenance facilities should:

(a) where possible, use existing and established roads, tracks, ramps and paths to or from the sea

(b) be developed co-operatively and co-located.

28 Marine aquaculture and other offshore development should be located at least:

(a) 550 metres from a proclaimed shipwreck

(b) 1000 metres seaward from the boundary of any reserve under the National Parks and Wildlife Act 1972, unless a lesser distance is agreed with the Minister responsible for that Act.

29 Marine aquaculture development should be located so as not to obstruct nor interfere with navigation channels, access channels, frequently used natural launching sites, safe anchorage areas, known diving areas, commercial shipping lanes or activities associated with existing jetties and wharves.

30 Marine aquaculture development should contribute to navigational safety by being:

(a) suitably marked for navigational purposes

(b) sited to allow an adequate distance between farms for safe navigation

(c) located at least 250 metres from a commercial shipping lane

(d) comprised of structures that are secured and/or weighted to prevent drifting from the licensed site

(e) able to be rehabilitated when no longer operational.
Building near Airfields

OBJECTIVES

1 Development that ensures the long-term operational, safety, commercial and military aviation requirements of airfields (airports, airstrips and helicopter landing sites) continue to be met.

PRINCIPLES OF DEVELOPMENT CONTROL

1 The height and location of buildings and structures should not adversely affect the long-term operational, safety, commercial and military aviation requirements of airfields.

2 (Optional – use only if there are any Overlay Maps – Development Constraints that show Airport Building Heights or where a Concept Plan Map – Airport Building Heights exists) Buildings and structures that exceed the airport building heights as shown on the Overlay Maps - Development Constraints or Concept Plan Map X/X - Airport Building Heights and that penetrate the obstacle limitation surfaces (OLS) (Optional text ‘and that penetrate the obstacle limitation surfaces (OLS)’ to be use only where it exists) should not be developed unless a safety analysis determines that the building/structure does not pose a hazard to aircraft operations.

3 Development in the vicinity of airfields should not create a risk to public safety, in particular through any of the following:

   (a) lighting glare
   (b) smoke, dust and exhaust emissions
   (c) air turbulence
   (d) storage of flammable liquids
   (e) attraction of birds
   (f) reflective surfaces (eg roofs of buildings, large windows)
   (g) materials that affect aircraft navigational aids.

4 Outdoor lighting within 6 kilometres of an airport should be designed so that it does not pose a hazard to aircraft operations.

5 Development that is likely to increase the attraction of birds should not be located within 3 kilometres of an airport used by commercial aircraft. If located closer than 3 kilometres the facility should incorporate bird control measures to minimise the risk of bird strikes to aircraft.

6 (Optional – use only if Overlay Maps - Airport Noise Separation Distances do not exist) Dwellings should not be located within areas affected by airport noise.

7 (Optional – use only if Overlay Maps - Development Constraints showing Airport Noise Separation Distances exist or a Concept Plan Map - Airport Noise Separation Distances exist) Dwellings should not be located within the core noise affected area as shown on Overlay Maps - Development Constraints or Concept Plan Map X/X - Airport Noise Separation Distances. Residential development should not be located in the secondary noise affected area shown on the map unless the building incorporates appropriate noise attenuation measures.

8 Development within areas affected by aircraft noise should be consistent with Australian Standard AS 2021: - Acoustics - Aircraft Noise Intrusion - Building Siting and Construction.
Building near Airfields
Bulk Handling and Storage Facilities

OBJECTIVES

1 Facilities for the bulk handling and storage of agricultural and other commodities sited and designed to minimise adverse impacts on the landscape and on and from surrounding land uses.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Facilities for the handling, storage and dispatch of commodities in bulk should be:
   (a) located in bulk handling, industry or primary production type zones
   (b) sited, designed and operated to minimise risks of contamination to the environment and adverse impacts on nearby sensitive land uses and from surrounding land uses.

2 Development of facilities for the handling, transportation and storage of bulk commodities should have:
   (a) areas set aside on the site of the development for the marshalling and manoeuvring of vehicles attending the site
   (b) roadways and parking areas surfaced in a manner sufficient to control dust emissions from the site
   (c) vehicle circulation between activity areas contained within the site and without the need to use public roads
   (d) landscaping, using locally indigenous plant species wherever practical, established within the site for the purpose of providing shade and shelter, and to assist with screening and dust filtration
   (e) a buffer area for the establishment of dense landscaping adjacent road frontages
   (f) security fencing around the perimeter of the site.

3 Temporary bunkers for storage should not compromise the efficient circulation and parking of vehicles within the site.

4 Access to and from the site should be designed to allow simultaneous movement of vehicles entering and exiting in a forward direction to minimise interference to other traffic using adjacent public roads.
OBJECTIVES

1 Shopping, administrative, cultural, community, entertainment, educational, religious and recreational facilities located in integrated centres and mixed use zones.

2 Centres that ensure rational, economic and convenient provision of goods and services and provide:
   (a) a focus for community life
   (b) safe, permeable, pleasant and accessible walking and cycling environments.

3 The provision of a safe pedestrian and cycling environments within centres which gives high priority to pedestrians, public and community transport.

4 Increased vitality and activity in centres through the introduction and integration of housing.

5 Development of centres outside of Greater Adelaide in accordance with the following hierarchy:
   (a) Regional Centre
   (b) District Centre
   (c) Town Centre (for smaller towns with a single centre zone)
   (d) Local Centre (subsidiary centres for towns with a regional or district centre).

6 (Conversion note: Core policy in relevant Greater Adelaide Development Plans) The central business district of the City of Adelaide providing the principal focus for the economic, social and political life of Greater Adelaide and the State.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development within centres should:
   (a) integrate facilities within the zone
   (b) allow for the multiple use of facilities and the sharing of utility spaces
   (c) allow for the staging of development within the centre
   (d) be integrated with public and community transport.

2 Development within centres should be designed to be compatible with adjoining areas. This should be promoted through landscaping, screen walls, centre orientation, location of access ways, buffer strips and transitional use areas.

3 Development within centres should provide:
   (a) public spaces such as malls, plazas and courtyards
   (b) street furniture, including lighting, signs, litter bins, seats and bollards, that is sited and designed to complement the desired character
(c) unobtrusive facilities for the storage and removal of waste materials

(d) public facilities including toilets, infant changing facilities for parents, telephones and community information boards

(e) access for public and community (Conversion note: the words ‘and community’ are core policy words for Regional Development Plans and optional policy words for Greater Adelaide Development Plans) transport and sheltered waiting areas for passengers

(f) lighting for pedestrian paths, buildings and associated areas

(g) a single landscaping theme

(h) safe and secure bicycle parking.

Arterial Roads
4 (Conversion note: Core policy in Greater Adelaide Development Plans and optional policy for all Regional Development Plans) Centres should develop on one side of an arterial road or in one quadrant of an arterial road intersection.

5 (Conversion note: Core policy in Greater Adelaide Development Plans and optional policy for all Regional Development Plans) Centre development straddling an arterial road should:

(a) concentrate on one side of the arterial road or one quadrant of the arterial road intersection

(b) minimise the need for pedestrian and vehicular movement from one part of the centre to another across the arterial road.

Retail Development
6 Bulky goods outlets located within centres zones should:

(a) complement the overall provision of facilities

(b) be sited towards the periphery of those centres where the bulky goods outlet has a gross leaseable area of 500 (Conversion note: Optional variable but no less than 500 square metres) square metres or more.
Coastal Areas

OBJECTIVES

1. The protection and enhancement of the natural coastal environment, including environmentally important features of coastal areas such as mangroves, wetlands, sand dunes, cliff tops, native vegetation, wildlife habitat shore and estuarine areas.

2. Protection of the physical and economic resources of the coast from inappropriate development.

3. Preservation of areas of high landscape and amenity value including stands of vegetation, shores, exposed cliffs, headlands, islands and hill tops, and areas which form an attractive background to urban and tourist areas.

4. Development that maintains and/or enhances public access to coastal areas with minimal impact on the environment and amenity.

5. Development only undertaken on land which is not subject to or that can be protected from coastal hazards including inundation by storm tides or combined storm tides and stormwater, coastal erosion or sand drift, and probable sea level rise.

6. Development that can accommodate anticipated changes in sea level due to natural subsidence and probable climate change during the first 100 years of the development.

7. Development which will not require, now or in the future, public expenditure on protection of the development or the environment.

8. (Conversion note - core policy in the relevant coastal Greater Adelaide Development Plans) Management of development in coastal areas to sustain or enhance the remaining natural coastal environment.

9. (Conversion note - core policy in the relevant coastal Greater Adelaide Development Plans) Low intensity recreational uses located where environmental impacts on the coast will be minimal.

PRINCIPLES OF DEVELOPMENT CONTROL

1. Development should be compatible with the coastal environment in terms of built-form, appearance and landscaping including the use of walls and low pitched roofs of non-reflective texture and natural earth colours.

Environmental Protection

2. The coast should be protected from development that would adversely affect the marine and onshore coastal environment, whether by pollution, erosion, damage or depletion of physical or biological resources, interference with natural coastal processes or any other means.

3. Development should not be located in delicate or environmentally-sensitive coastal features such as sand dunes, cliff tops, wetlands or substantially intact strata of native vegetation.

4. Development should not be undertaken where it will create or aggravate coastal erosion, or where it will require coast protection works which cause or aggravate coastal erosion.

5. Development should be designed so that solid/liquid wastes and stormwater runoff is disposed of in a manner that will not cause pollution or other detrimental impacts on the marine and on-shore environment of coastal areas.
6 Effluent disposal systems incorporating soakage trenches or similar should prevent effluent migration onto the inter-tidal zone and be sited at least 100 metres from whichever of the following requires the greater distance:

(a) the mean high water mark at spring tide, adjusted for any subsidence for the first 50 years of development plus a sea level rise of $X$ (optional variable) metres

(b) the nearest boundary of any erosion buffer determined in accordance with the relevant provisions in this Development Plan.

7 Development that proposes to include or create confined coastal waters, as well as water subject to the ebb and flow of the tide should be designed to ensure the quality of such waters is maintained at an acceptable level.

8 Development should be designed and sited so that it does not prevent natural landform and ecological adjustment to changing climatic conditions and sea levels and should allow for the following:

(a) the unrestricted landward migration of coastal wetlands

(b) new areas to be colonised by mangroves, samphire and wetland species

(c) sand dune drift

(d) where appropriate, the removal of embankments that interfere with the abovementioned processes.

**Maintenance of Public Access**

9 Development should maintain or enhance public access to and along the foreshore.

10 *(Core Policy in the relevant coastal Greater Adelaide Development Plan only)* Development should provide for a public thoroughfare between the development and any coastal reserve.

11 Other than small-scale infill development in a predominantly urban zone, development adjacent to the coast should not be undertaken unless it incorporates an existing or proposed public reserve, not including a road or erosion buffer, of at least 50 metres width between the development and the landward toe of the frontal dune or the top edge of an escarpment.

12 If an existing reserve is less than 50 metres wide, the development should incorporate an appropriate width of reserve to achieve a total 50 metres wide reserve.

13 *(Core Policy in the relevant coastal Greater Adelaide Development Plan only)* Except where otherwise specified in a particular zone or policy area, buildings on land abutting coastal reserves should be setback either a distance of 8 metres from any boundary with the reserve or in line with adjacent development, whichever is the greater distance.

14 Development that abuts or includes a coastal reserve should be sited and designed to be compatible with the purpose, management and amenity of the reserve, as well as to prevent inappropriate access to the reserve.

15 Development, including marinas and aquaculture, should be located and designed to ensure convenient public access along the waterfront to beaches and coastal reserves is maintained, and where possible enhanced through the provision of one or more of the following:

(a) pedestrian pathways and recreation trails

(b) coastal reserves and lookouts

(c) recreational use of the water and waterfront
(d) safe public boating facilities at selected locations
(e) vehicular access to points near beaches and points of interest
(f) car parking.

16 Where a development such as a marina creates new areas of waterfront, provision should be made for public access to, and recreational use of, the waterfront and the water.

17 Public access through sensitive coastal landforms, particularly sand dunes, wetlands and cliff faces, should be restricted to defined pedestrian paths constructed to minimise adverse environmental impact.

18 Access roads to the coast and lookouts should preferably be spur roads rather than through routes, other than tourist routes where they:

(a) do not detract from the amenity or the environment
(b) are designed for slow moving traffic
(c) provide adequate car parking.

Hazard Risk Minimisation

19 Development and its site should be protected against the standard sea flood risk level which is defined as the 1-in-100 year average return interval flood extreme sea level (tide, stormwater and associated wave effects combined), plus an allowance to accommodate land subsidence until the year 2100.

20 Development including associated roads and parking areas, other than minor structures unlikely to be adversely affected by flooding, should be protected from sea level rise by ensuring all of the following apply:

(a) site levels are at least 0.3 metres above the standard sea flood risk level
(b) building floor levels are at least 0.55 metres above the standard sea flood risk level
(c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

21 Buildings to be sited over tidal water or which are not capable of being raised or protected by flood protection measures in future, should have a floor level of at least 1.25 metres above the standard sea flood risk level.

22 Development that requires protection measures against coastal erosion, sea or stormwater flooding, sand drift or the management of other coastal processes at the time of development, or in the future, should only be undertaken if all of the following apply:

(a) the measures themselves will not have an adverse effect on coastal ecology, processes, conservation, public access and amenity
(b) the measures do not nor will not require community resources, including land, to be committed
(c) the risk of failure of measures such as sand management, levee banks, flood gates, valves or stormwater pumping, is acceptable relative to the potential hazard resulting from their failure
(d) binding agreements are in place to cover future construction, operation, maintenance and management of the protection measures

23 Development should not compromise the structural integrity of any sea wall or levee bank adjacent to the foreshore, or compromise its capacity to protect against coastal flooding and erosion.
Erosion Buffers

24 Development should be setback a sufficient distance from the coast to provide an erosion buffer (in addition to a public reserve) which will allow for at least 100 years of coastal retreat for single buildings or small scale developments, or 200 years of coastal retreat for large scale developments (ie new townships) unless either of the following applies:

(a) the development incorporates appropriate private coastal protection measures to protect the development and public reserve from the anticipated erosion.

(b) the council is committed to protecting the public reserve and development from the anticipated coastal erosion.

25 Where a coastal reserve exists or is to be provided it should be increased in width by the amount of any required erosion buffer. The width of an erosion buffer should be based on the following:

(a) the susceptibility of the coast to erosion

(b) local coastal processes

(c) the effect of severe storm events

(d) the effect of a 0.3 metres sea level rise over the next 50 years on coastal processes and storms

(e) the availability of practical measures to protect the development from erosion caused by a further sea level rise of 0.7 metres per 50 years thereafter.

26 Development should not occur where essential services cannot be economically provided and maintained having regard to flood risk and sea level rise, or where emergency vehicle access would be prevented by a 1-in-100 year average return interval flood event, adjusted for 100 years of sea level rise.

Land Division

27 Land in coastal areas should only be divided if:

(a) it or the subsequent development and use of the land will not adversely affect the management of the land, adjoining land or the coast

(b) sand dunes, wetlands and substantially intact strata of native vegetation are maintained or consolidated within single allotments.

28 Land division in coastal areas outside of designated urban or settlement zones should not increase either of the following:

(a) the number of allotments abutting the coast or a reserve

(b) the number of allotments, including community title allotments and those that incorporate rights of way, with direct access to the coast or a reserve.

29 Land should not be divided for commercial, industrial or residential purposes unless a layout can be achieved whereby roads, parking areas and development sites on each allotment are at least 0.3 metres above the standard sea flood risk level, unless the land is, or can be provided with appropriate coastal protection measures.

Protection of Economic Resources

30 Development should be sited, designed and managed so as not to conflict with or jeopardise the continuance of an existing aquaculture development.
Development in Appropriate Locations

31 Development along the coast should be in the form of infill in existing developed areas or concentrated into appropriately chosen nodes and not be in a scattered or linear form.

32 Development of a kind or scale (eg commercial or large-scale retail) that does not require a coastal location and would not significantly contribute to the community’s enjoyment of the coast should not be located in coastal areas.
COMMUNITY FACILITIES

OBJECTIVES

1. Location of community facilities including social, health, welfare, education and recreation facilities where they are conveniently accessible to the population they serve.

2. The proper provision of public and community facilities including the reservation of suitable land in advance of need.

PRINCIPLES OF DEVELOPMENT CONTROL

1. Community facilities should be sited and developed to be accessible by pedestrians, cyclists and public and community transport. (Conversion note – optional text: the words ‘and community’ are core policy words for Regional Development Plans and optional policy words for Greater Adelaide Development Plans)

2. Community facilities should be integrated in their design to promote efficient land use.

3. Design of community facilities should encourage flexible and adaptable use of open space and facilities for a range of uses over time.
Crime Prevention

OBJECTIVES

1. A safe, secure, crime resistant environment where land uses are integrated and designed to facilitate community surveillance.

PRINCIPLES OF DEVELOPMENT CONTROL

1. Development should be designed to maximise surveillance of public spaces through the incorporation of clear lines of sight, appropriate lighting and the use of visible permeable barriers where practicable.

2. Buildings should be designed to overlook public and communal streets and public open space to allow casual surveillance.

3. Development should provide a robust environment that is resistant to vandalism and graffiti.

4. Development should provide lighting in frequently used public spaces including those:
   (a) along dedicated cyclist and pedestrian pathways, laneways and access routes
   (b) around public facilities such as toilets, telephones, bus stops, seating, litter bins, automatic teller machines, taxi ranks and car parks.

5. Development, including car park facilities should incorporate signage and lighting that indicate the entrances and pathways to, from and within sites.

6. Landscaping should be used to assist in discouraging crime by:
   (a) screen planting areas susceptible to vandalism
   (b) planting trees or ground covers, rather than shrubs, alongside footpaths
   (c) planting vegetation other than ground covers a minimum distance of 2 metres from footpaths to reduce concealment opportunities.

7. Site planning, buildings, fences, landscaping and other features should clearly differentiate public, communal and private areas.

8. Buildings should be designed to minimise and discourage access between roofs, balconies and windows of adjoining dwellings.

9. Public toilets should be located, sited and designed:
   (a) to promote the visibility of people entering and exiting the facility (eg by avoiding recessed entrances and dense shrubbery that obstructs passive surveillance)
   (b) near public and community transport links and pedestrian and cyclist networks to maximise visibility. (Optional text: the words ‘and community’ are core policy words for Regional Development Plans and optional policy words for Greater Adelaide Development Plans)

10. Development should avoid pedestrian entrapment spots and movement predictors (eg routes or paths that are predictable or unchangeable and offer no choice to pedestrians).
Design and Appearance

OBJECTIVES

1. Development of a high design standard and appearance that responds to and reinforces positive aspects of the local environment and built form.

2. Roads, open spaces, paths, buildings and land uses laid out and linked so that they are easy to understand and navigate.

PRINCIPLES OF DEVELOPMENT CONTROL

1. Buildings should reflect the desired character of the locality while incorporating contemporary designs that have regard to the following:
   
   (a) building height, mass and proportion
   
   (b) external materials, patterns, colours and decorative elements
   
   (c) roof form and pitch
   
   (d) façade articulation and detailing
   
   (e) verandas, eaves, parapets and window screens.

2. Where a building is sited on or close to a side or rear boundary, the boundary wall should minimise:
   
   (a) the visual impact of the building as viewed from adjacent properties
   
   (b) overshadowing of adjacent properties and allow adequate sunlight access to neighbouring buildings.

3. The external walls and roofs of buildings should not incorporate highly reflective materials which will result in glare to neighbouring properties, drivers or cyclists.

4. Structures located on the roofs of buildings to house plant and equipment should be screened from view and should form an integral part of the building design in relation to external finishes, shaping and colours.

5. Balconies should:
   
   (a) be integrated with the overall form and detail of the building
   
   (b) include balustrade detailing that enables line of sight to the street
   
   (c) be recessed where wind would otherwise make the space unusable
   
   (d) be self-draining and plumbed to minimise runoff.

6. (Conversion note - optional policy) Transportable buildings and buildings which are elevated on stumps, posts, piers, columns or the like, should have their suspended footings enclosed around the perimeter of the building, and the use of verandas, pergolas and other suitable architectural detailing to give the appearance of a permanent structure.
Development Adjacent Heritage Places

7 The design of multi-storey buildings should not detract from the form and materials of adjacent State and local heritage places listed in Table X/X - State Heritage Places or in Table X/X - Local Heritage Places.

8 Development on land adjacent to a State or local heritage place, as listed in Table X/X - State Heritage Places or in Table X/X - Local Heritage Places, should be sited and designed to reinforce the historic character of the place and maintain its visual prominence.

Overshadowing

9 The design and location of buildings should enable direct winter sunlight into adjacent dwellings and private open space and minimise the overshadowing of:

(a) windows of habitable rooms
(b) upper-level private balconies that provide the primary open space area for a dwelling
(c) solar collectors (such as solar hot water systems and photovoltaic cells).

Visual Privacy

10 Development should minimise direct overlooking of habitable rooms and private open spaces of dwellings through measures such as:

(a) off-setting the location of balconies and windows of habitable rooms with those of other buildings so that views are oblique rather than direct
(b) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms
(c) screening devices (including fencing, obscure glazing, screens, external ventilation blinds, window hoods and shutters) that are integrated into the building design and have minimal negative effect on residents’ or neighbours’ amenity.

11 Permanently fixed external screening devices should be designed and coloured to complement the associated building’s external materials and finishes.

Relationship to the Street and Public Realm

12 Buildings (other than ancillary buildings, group dwellings or buildings on allotments with a battle axe configuration) should be designed so that the main façade faces the primary street frontage of the land on which they are situated.

13 Buildings, landscaping, paving and signage should have a coordinated appearance that maintains and enhances the visual attractiveness of the locality.

14 Buildings should be designed and sited to avoid extensive areas of uninterrupted walling facing areas exposed to public view.

15 Building design should emphasise pedestrian entry points to provide perceptible and direct access from public street frontages and vehicle parking areas.

16 The ground floor of mixed use buildings should comprise non-residential land uses.

17 In mixed use areas, development facing the street should be designed to activate the street frontage(s):

(a) including features that attract people to the locality such as frequent doors and display windows, retail shopfronts and/or outdoor eating or dining areas
(b) minimising the frontage for fire escapes, service doors, plant and equipment hatches
(c) avoiding undercroft or ground floor vehicle parking that is visible from the primary street frontage
(d) using colour, vertical and horizontal elements, roof overhangs and other design techniques to provide visual interest and reduced massing.

18 Where zero or minor setbacks are desirable, development should incorporate shelter over footpaths to enhance the quality of the pedestrian environment.

**Outdoor Storage and Service Areas**
19 Outdoor storage, loading and service areas should be:

(a) screened from public view by a combination of built form, solid fencing and/or landscaping
(b) conveniently located and designed to enable the manoeuvring of service and delivery vehicles
(c) sited away from sensitive land uses.

**Building Setbacks from Road Boundaries**
20 Except in areas where a new character is desired, the setback of buildings from public roads should:

(a) be similar to, or compatible with, setbacks of buildings on adjoining land and other buildings in the locality
(b) contribute positively to the function, appearance and/or desired character of the locality.

21 *(Conversion note: core policy in plans that are covered by the Metropolitan Road Widening Plan)* Except where specified in a particular zone, policy area or precinct, buildings and structures should be set back from road boundaries having regard to the requirements set out in Table X/X - Building Setbacks from Road Boundaries.

22 *(Conversion note: optional policy)* Except where specified in a particular zone, policy area or precinct, the main face of a building should be set back from the primary road frontage in accordance with the following table:

<table>
<thead>
<tr>
<th>Setback difference between buildings on adjacent allotments</th>
<th>Setback of new building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 2 metres</td>
<td>The same setback as one of the adjacent buildings, as illustrated below:</td>
</tr>
<tr>
<td><img src="image.png" alt="Diagram" /></td>
<td><em>When b - a ≤ 2, setback of new dwelling = a or b</em></td>
</tr>
<tr>
<td>Greater than 2 metres</td>
<td>At least the average setback of the adjacent buildings</td>
</tr>
</tbody>
</table>
23 (Conversion note: optional policy) Except in areas where a new character is desired or where specified in a zone, policy area or precinct, the setback of development from a secondary street frontage should reflect the setbacks of the adjoining buildings and other buildings in the locality.

24 (Conversion note: core policy in Greater Adelaide Development Plans) All setbacks from the road frontage should be additional to the road widening setback established under the *Metropolitan Adelaide Road Widening Plan Act 1972*. 


**Energy Efficiency**

**OBJECTIVES**

1. Development designed and sited to conserve energy.
2. Development that provides for on-site power generation including photovoltaic cells and wind power.

**PRINCIPLES OF DEVELOPMENT CONTROL**

1. Development should provide for efficient solar access to buildings and open space all year around.
2. Buildings should be sited and designed:
   (a) to ensure adequate natural light and winter sunlight is available to the main activity areas of adjacent buildings
   (b) so that open spaces associated with the main activity areas face north for exposure to winter sun.

**On-site Energy Generation**

3. Development should facilitate the efficient use of photovoltaic cells and solar hot water systems by:
   (a) taking into account overshadowing from neighbouring buildings
   (b) designing roof orientation and pitches to maximise exposure to direct sunlight.
4. Public infrastructure and lighting, should be designed to generate and use renewable energy.
OBJECTIVES

1 Forestry development that is designed and sited to maximise environmental and economic benefits whilst managing potential negative impacts on the environment, transport networks and surrounding land uses and landscapes.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Forestry plantations should not be undertaken if they will cause or require the clearance of valued trees or substantially intact strata of vegetation, or detrimentally affect the physical environment or scenic quality of the rural landscape.

2 Forestry plantations should not occur:
   (a) on land with a slope exceeding 20 degrees
   (b) within a separation distance (which may include forestry firebreaks and vehicle access tracks) of 50 metres of either of the following:
       (i) any dwelling including those on an adjoining allotment
       (ii) a reserve gazetted under the National Parks and Wildlife Act 1972 or Wilderness Protection Act 1992.

3 Forestry plantations should:
   (a) not involve cultivation (excluding spot cultivation) in drainage lines or within 20 metres of a major watercourse (a third order or higher watercourse), lake, reservoir, wetland and sinkhole (direct connection to aquifer)
   (b) incorporate artificial drainage lines (ie culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas
   (c) retain a minimum 10 metre width separation distance immediately to either side of a watercourse (a first or second order watercourse) and sinkhole (no-direct connection to aquifer). This separation distance should contain locally indigenous vegetation (including grasses) and unmodified topography to ensure water flow.

4 Forestry plantations should incorporate:
   (a) 7 metre wide external boundary firebreaks for plantations of 40 hectares or less
   (b) 10 metre wide external boundary firebreaks for plantations of between 40 and 100 hectares
   (c) 20 metre wide external boundary firebreaks, or 10 metres with an additional 10 metres of fuel-reduced plantation, for plantations of 100 hectares or greater.

5 Forestry plantations should incorporate vehicle access tracks:
   (a) within all firebreaks
   (b) of a minimum width of 7 metres with a vertical clearance of 4 metres
(c) that are aligned to provide straight through access at junctions, or if they are a no through access track they are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles

(d) that partition the plantation into units not exceeding 40 hectares in area.

6 Forestry plantations should ensure the clearances from power lines listed in the Table following are maintained when planting trees with an expected mature height of more than 6 metres:

<table>
<thead>
<tr>
<th>Voltage of transmission line</th>
<th>Tower or Pole</th>
<th>Minimum horizontal clearance distance between plantings and transmission lines (in metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>500 kV</td>
<td>Tower</td>
<td>38</td>
</tr>
<tr>
<td>275 kV</td>
<td>Tower</td>
<td>25</td>
</tr>
<tr>
<td>132 kV</td>
<td>Tower</td>
<td>30</td>
</tr>
<tr>
<td>132 kV</td>
<td>Pole</td>
<td>20</td>
</tr>
<tr>
<td>66 kV</td>
<td>Pole</td>
<td>20</td>
</tr>
<tr>
<td>Less than 66 kV</td>
<td>Pole</td>
<td>20</td>
</tr>
</tbody>
</table>
OBJECTIVES

1 Maintenance of the natural environment and systems by limiting development in areas susceptible to natural hazard risk.

2 Development located away from areas that are vulnerable to, and cannot be adequately and effectively protected from the risk of natural hazards.

3 Critical community facilities such as hospitals, emergency control centres, major service infrastructure facilities, and emergency service facilities located where they are not exposed to natural hazard risks.

4 Development located and designed to minimise the risks to safety and property from flooding.

5 Development located to minimise the threat and impact of bushfires on life and property.

6 Expansion of existing non-rural uses directed away from areas of high bushfire risk.

7 The environmental values and ecological health of receiving waterways and marine environments protected from the release of acid water resulting from the disturbance of acid sulphate soils.

8 Protection of human health and the environment wherever site contamination has been identified or is suspected to have occurred.

9 Appropriate assessment and remediation of site contamination to ensure land is suitable for the proposed use and provides a safe and healthy living and working environment.

10 Minimisation of harm to life, property and the environment through appropriate location of development and appropriate storage, containment and handling of hazardous materials.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be excluded from areas that are vulnerable to, and cannot be adequately and effectively protected from, the risk of hazards.

2 (Conversion note: core policy for Development Plans that contain relevant Overlay Maps - Development Constraints) Development located on land subject to hazards as shown on the Overlay Maps - Development Constraints should not occur unless it is sited, designed and undertaken with appropriate precautions being taken against the relevant hazards.

3 There should not be any significant interference with natural processes in order to reduce the exposure of development to the risk of natural hazards.

Flooding

4 Development should not occur on land where the risk of flooding is likely to be harmful to safety or damage property.

5 Development should not be undertaken in areas liable to inundation by tidal, drainage or flood waters unless the development can achieve all of the following:
   
   (a) it is developed with a public stormwater system capable of catering for a 1-in-100 year average return interval flood event
(b) buildings are designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.

6 Development, including earthworks associated with development, should not do any of the following:

(a) impede the flow of floodwaters through the land or other surrounding land
(b) increase the potential hazard risk to public safety of persons during a flood event
(c) aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood
(d) cause any adverse effect on the floodway function
(e) increase the risk of flooding of other land
(f) obstruct a watercourse.

Bushfire (Conversion note: core policy for all Regional and relevant Greater Adelaide Development Plans where bushfire mapping has been introduced)

7 The following bushfire protection principles of development control apply to development of land identified as General, Medium and High bushfire risk areas as shown on the Bushfire Protection Area BPA Maps - Bushfire Risk.

8 Development in a Bushfire Protection Area should be in accordance with those provisions of the Minister’s Code: Undertaking development in Bushfire Protection Areas that are designated as mandatory for Development Plan Consent purposes.

9 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:

(a) vegetation cover comprising trees and/or shrubs
(b) poor access
(c) rugged terrain
(d) inability to provide an adequate building protection zone
(e) inability to provide an adequate supply of water for fire fighting purposes.

10 Residential, tourist accommodation and other habitable buildings should:

(a) be sited on the flatter portion of allotments and avoid steep slopes, especially upper slopes, narrow ridge crests and the tops of narrow gullies, and slopes with a northerly or westerly aspect
(b) be sited in areas with low bushfire hazard vegetation and setback at least 20 metres from existing hazardous vegetation
(c) have a dedicated water supply available at all times for fire fighting which:

(i) is sited adjacent to the building or in another convenient location on the allotment accessible to fire fighting vehicles
(ii) comprises a minimum of 5000 litres (Conversion note: 5000 litres must be the minimum but can be increased) in areas shown as General or Medium Bushfire Risk on the Bushfire Protection Area BPA Maps – Bushfire Risk
(iii) comprises a minimum of 22 000 litres (Conversion note: 22 000 litres must be the minimum but can be increased) in areas shown as High Bushfire Risk on Bushfire Protection Area BPA Maps – Bushfire Risk.

11 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to residential, tourist accommodation and other habitable buildings in the event of bushfire.

12 Buildings and structures should be designed and configured to reduce the impact of bushfire through using simple designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.

13 Land division for residential or tourist accommodation purposes within areas of high bushfire risk should be limited to those areas specifically set aside for these uses.

14 Where land division does occur it should be designed to:

(a) minimise the danger to residents, other occupants of buildings and fire fighting personnel

(b) minimise the extent of damage to buildings and other property during a bushfire

(c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire

(d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

15 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to:

(a) facilitate safe and effective operational use for fire fighting and other emergency vehicles and residents

(b) provide for two-way vehicular access between areas of fire risk and the nearest public road.

16 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

Bushfire (Conversion note: core policy for all Regional and Outer Metropolitan and relevant Metropolitan Development Plans where no bushfire mapping has been introduced)

17 Buildings and structures should be located away from areas that pose an unacceptable bushfire risk as a result of one or more of the following:

(a) vegetation cover comprising trees and/or shrubs

(b) poor access

(c) rugged terrain

(d) inability to provide an adequate building protection zone

(e) inability to provide an adequate supply of water for fire fighting purposes.

18 Buildings and structures should be designed and configured to reduce the impact of bushfire through designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.
19 Habitable buildings should have a dedicated water supply comprising a minimum of 5000 litres available at all times for fire fighting which is located adjacent to the building or in another convenient location on the allotment accessible to fire fighting vehicles.

20 Extensions to existing buildings, outbuildings and other ancillary structures should be sited and constructed using materials to minimise the threat of fire spread to habitable buildings in the event of bushfire.

21 Buildings and structures should be designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against the building or structure, or between the ground and building floor level in the case of transportable buildings.

22 Land division should be designed to:

(a) minimise the danger to residents, other occupants of buildings and fire fighting personnel

(b) minimise the extent of damage to buildings and other property during a bushfire

(c) ensure each allotment contains a suitable building site that is located away from vegetation that would pose an unacceptable risk in the event of bushfire

(d) ensure provision of a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

23 Vehicle access and driveways to properties and public roads created by land division should be designed and constructed to facilitate safe and effective operational use for fire fighting, other emergency vehicles and residents.

24 Olive orchards should be located and developed in a manner that minimises their potential to fuel bushfires.

Salinity

25 Development should not increase the potential for, or result in an increase in, soil and water salinity.

26 Preservation, maintenance and restoration of locally indigenous plant species should be encouraged in areas affected by dry land salinity.

27 Irrigated horticulture and pasture should not increase groundwater induced salinity.

Acid Sulfate Soils

28 Development and activities, including excavation and filling of land, that may lead to the disturbance of potential or actual acid sulfate soils (including land identified on the Overlay Maps –Development Constraints) should be avoided unless such disturbances are managed in a way that effectively avoids the potential for harm or damage to any of the following:

(a) the marine and estuarine environment

(b) natural water bodies and wetlands

(c) agricultural or aquaculture activities

(d) buildings, structures and infrastructure

(e) public health.
Development, including primary production, aquaculture activities and infrastructure, should not proceed unless it can be demonstrated that the risk of releasing acid water resulting from the disturbance of acid sulfate soils is minimal.

Site Contamination
Development, including land division, should not occur where site contamination has occurred unless the site has been assessed and remediated as necessary to ensure that it is suitable and safe for the proposed use.

Containment of Chemical and Hazardous Materials
Hazardous materials should be stored and contained in a manner that minimises the risk to public health and safety and the potential for water, land or air contamination.

Development that involves the storage and handling of hazardous materials should ensure that these are contained in designated areas that are secure, readily accessible to emergency vehicles, impervious, protected from rain and stormwater intrusion and other measures necessary to prevent:

(a) discharge of polluted water from the site
(b) contamination of land
(c) airborne migration of pollutants
(d) potential interface impacts with sensitive land uses.

Landslip
Land identified as being at risk from landslip as shown on the Overlay Maps - Development Constraints should not be developed.

Development, including associated cut and fill activities, should not lead to an increased danger from land surface instability or to the potential of landslip occurring on the site or on surrounding land.

Development on steep slopes should promote the retention and replanting of vegetation as a means of stabilising and reducing the possibility of surface movement or disturbance.

Development in areas susceptible to landslip should:

(a) incorporate split level designs to minimise cutting into the slope
(b) ensure that cut and fill and heights of faces are minimised
(c) ensure cut and fill is supported with engineered retaining walls or are battered to appropriate grades
(d) control any erosion that will increase the gradient of the slope and decrease stability
(e) ensure the siting and operation of an effluent drainage field does not contribute to landslip
(f) provide drainage measures to ensure surface stability is not compromised
(g) ensure natural drainage lines are not obstructed.


Heritage Places

OBJECTIVES

1 The conservation of State and local heritage places.

2 The continued use, or adaptive reuse, of State and local heritage places that supports the conservation of their cultural significance.

3 Conservation of the setting of State and local heritage places.

PRINCIPLES OF DEVELOPMENT CONTROL

1 (Core policy where State and/or Local Heritage Places Table(s) exists) A heritage place spatially located on Overlay Maps – Heritage and more specifically identified in Table X/X - State Heritage Places or in Table X/X- Local Heritage Places should not be demolished, destroyed or removed, in total or in part, unless either of the following apply:

   (a) that portion of the place to be demolished, destroyed or removed is excluded from the extent of the places identified in the Table(s)

   (b) the structural condition of the place represents an unacceptable risk to public or private safety.

2 Development of a State or local heritage place should retain those elements contributing to its heritage value, which may include (but not be limited to):

   (a) principal elevations

   (b) important vistas and views to and from the place

   (c) setting and setbacks

   (d) building materials

   (e) outbuildings and walls

   (f) trees and other landscaping elements

   (g) access conditions (driveway form/width/material)

   (h) architectural treatments

   (i) the use of the place.

3 Development of a State or local heritage place should be compatible with the heritage value of the place.

4 Original unpainted plaster, brickwork, stonework or other masonry of existing State or local heritage places should be preserved, unpainted.

5 New buildings should not be placed or erected between the front street boundary and the façade of existing State or local heritage places.

6 Development that materially affects the context within which the heritage place is situated should be compatible with the heritage place. It is not necessary to replicate historic detailing, however design elements that should be compatible include, but are not limited to:
(a) scale and bulk

(b) width of frontage

(c) boundary setback patterns

(d) proportion and composition of design elements such as rooflines, openings, fencing and landscaping

(e) colour and texture of external materials.

7 Multi-storey additions to a State or local heritage place should be compatible with the heritage value of the place through a range of design solutions such as:

(a) extending into the existing roof space or to the rear of the building

(b) retaining the elements that contribute to the building’s heritage value

(c) distinguishing between the existing and new portion of the building

(d) stepping in parts of the building that are taller than the front facade.

8 The introduction of advertisements and signage to a State or local heritage place should:

(a) be placed on discrete elements of its architecture such as parapets and wall panels, below the canopy, or within fascias, and infill end panels and windows

(b) not conceal or obstruct historical detailing of the heritage place

(c) not project beyond the silhouette or skyline of the heritage place

(d) not form a dominant element of the place.

9 The division of land adjacent to or containing a State or local heritage place should occur only where it will:

(a) create an allotment pattern that maintains or reinforces the integrity of the heritage place and the character of the surrounding area

(b) create an allotment or allotments of a size and dimension that can accommodate new development that will reinforce and complement the heritage place and the zone or policy area generally

(c) be of a size and dimension that will enable the siting and setback of new buildings from allotment boundaries so that they do not overshadow, dominate, encroach on or otherwise impact on the setting of the heritage place

(d) provide an area for landscaping of a size and dimension that complements the landscape setting of the heritage place and the landscape character of the locality

(e) enable the State or local heritage place to have a curtilage of a size sufficient to protect its setting.
Historic Conservation Area

Refer to the Map Reference Tables for a list of the Overlay Maps - Heritage that relate to this Historic Conservation Area.

OBJECTIVES

1. The conservation of areas of historical significance.
2. Development that promotes, conserves and enhances the cultural significance and historic character of identified places and areas.
3. Development that complements the historic significance of the area.
4. The retention and conservation of places such as land, buildings, structures and landscape elements that contribute positively to the historic character of the area.
5. Development that contributes to desired character.

(Optional Local Addition) DESIRED CHARACTER

(Convertion note: the Desired Character statement should include reference to Historic Character where relevant. Dependent on circumstances, Desired Character Statements for Historic Conservation Areas can be placed at the General, Zone or Policy Area levels)

PRINCIPLES OF DEVELOPMENT CONTROL

1. Development should not be undertaken unless it is consistent with the desired character for the Historic Conservation Area.
2. Development within the Historic Conservation Area(s) should be carried out, where applicable, in accordance with the design guidelines contained in Table X/X – Historic Conservation Area Design Guidelines.
3. Places such as land, buildings, structures and landscape elements that contribute to the historic character of the area identified on the Overlay Maps - Heritage and more specifically identified in the respective Table X/X - Contributory items, should be retained and conserved.
4. Development of a contributory item should:
   (a) not compromise its value to the historic significance of the area
   (b) retain its present integrity or restore its original design features
   (c) maintain or enhance the prominence of the original street facade
   (d) ensure additions are screened by, and/or located to the rear of the building
   (e) ensure original unpainted plaster, brickwork, stonework, or other masonry is preserved, unpainted.
5 **(Conversion note: optional policy (used only when the Development Plan contains contributory items))**

New buildings should not be placed or erected between the front street boundary and the facade of contributory items.

6 Buildings and structures should not be demolished in whole or in part, unless they are:

(a) structurally unsafe and/or unsound and cannot reasonably be rehabilitated
(b) inconsistent with the desired character for the Historic Conservation Area
(c) associated with a proposed development that supports the desired character for the Historic Conservation Area.

7 Development should take design cues from the existing historic built forms. In doing this, it is not necessary to replicate historic detailing; however, design elements for consideration should be compatible with building and streetscape character and should include but not be limited to:

(a) scale and bulk
(b) width of frontage
(c) boundary setback patterns
(d) proportion and composition of design elements such as roof lines, pitches, openings, verandas, fencing and landscaping
(e) colour and texture of external materials
(f) visual interest.

8 **(Conversion note: optional policy (use only where Desired Character Statements for the Historic Conservation Area exist within the Development Plan))** New residential development should include landscaped front garden areas that complement the desired character.

9 **(Conversion note: optional policy)** The conversion of an existing dwelling into two or more dwellings may be undertaken provided that the building and front yard retain the original external appearance to the public road.

10 **(Optional use only where relevant in a Development Plan)** Second storey additions to single storey dwellings should achieve one or more of the following:

(a) a sympathetic two storey addition that uses existing roof space or incorporates minor extensions to the roof space at the rear of the dwelling
(b) a second storey within the roof space, where the overall building height, scale and form is compatible with existing single storey development in the policy area
(c) second storey windows having a total length less than 30 per cent of the total roof length along each elevation.

11 Front fences and gates should:

(a) reflect and conserve the traditional period, style and form of the associated building
(b) **(Conversion note: optional policy (use only where relevant in a Development Plan))** generally be of low timber pickets, low pier and plinth masonry, wrought iron, brush or masonry
(c) **(Conversion note: optional policy (use only where relevant in a Development Plan and modify height as appropriate up to a maximum height of 1.5 metres))** be no more than 1.2 metres in height.
12 Rear and side boundary fences located behind the front dwelling alignment should be no more than 1.8 metres in height.

13 Advertisements and/or advertising hoardings associated with places and areas of heritage significance should:

(a) be of a size, colour, shape and materials that enhances the character of the locality

(b) not dominate or detract from the prominence of any place and/or area of historic significance.

14 Development should respect the existing topography and the relationship of sites to street levels and to adjoining land and not involve substantial cut and/or fill or sites.

15 The division of land should occur only where it will maintain the traditional pattern and scale of allotments.
Objectives

1. Industrial, warehouse, storage and transport distribution development on appropriately located land, integrated with transport networks and designed to minimise potential impact on these networks.

2. (Conversion note: core policy in relevant Greater Adelaide Development Plans) The development of small scale agricultural industries, wineries, mineral water extraction and processing plants, and home based industries in rural areas.

3. Industrially zoned allotments and uses protected from encroachment by adjoining uses that would reduce industrial development or expansion.

4. Industrial development occurring without adverse effects on the health and amenity of occupiers of land in adjoining zones.

5. Compatibility between industrial uses within industrial zones.

6. The improved amenity of industrial areas.

7. (Conversion note: core policy in relevant Greater Adelaide Development Plans) Co-location of industries in townships to enable promotion and implementation of innovative waste recovery practices, methods of power generation and reuse of by-products.

Principles of Development Control

1. Offices and showrooms associated with industrial, warehouse, storage and transport development should be sited at the front of the building with direct and convenient pedestrian access from the main visitor parking area.

2. Any building or structure on, or abutting the boundary of, a non-industrial zone should be restricted to a height of 3 metres above ground level at the boundary and a plane projected at 31 degrees above the horizontal into the development site from that 3 metre height, as shown in the following diagram:

3. Industrial development should enable all vehicles to enter and exit the site in a forward direction.
4 Industrial development abutting an arterial road, a non-industrial zone boundary, or significant open space should be developed in a manner that does not create adverse visual impacts on the locality.

5 *(Conversion note: optional policy)* Building facades facing a non-industrial zone, public road, or public open space should:
   (c) use a variety of building finishes
   (d) not consist solely of metal cladding
   (e) contain materials of low reflectivity
   (f) incorporate design elements to add visual interest
   (g) avoid large expanses of blank walls.

6 Industrial development should minimise significant adverse impact on adjoining uses due to hours of operation, traffic, noise, fumes, smell, dust, paint or other chemical over-spray, vibration, glare or light spill, electronic interference, ash or other harmful or nuisance creating impacts.

7 Landscaping should be incorporated as an integral element of industrial development along non-industrial zone boundaries.

8 Fencing (including colour-coated wire mesh fencing) adjacent to public roads should be setback in one of the following ways:
   (a) in line with the building facade
   (b) behind the building line
   (c) behind a landscaped area that softens its visual impact.

9 *(Conversion note: core policy for Development Plans that contain coastal areas)* Marine aquaculture onshore storage, cooling and processing facilities should not impair the coastline and its visual amenity and should:
   (a) be sited, designed, landscaped and developed at a scale and using external materials that minimise any adverse visual impact on the coastal landscape
   (b) be sited and designed with appropriate vehicular access arrangement
   (c) include appropriate waste treatment and disposal.

Small-scale agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas

*(Conversion note: core policy in relevant Greater Adelaide Development Plans)*

10 Agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas should:
   (a) use existing buildings and, in particular, buildings of heritage value, in preference to constructing new buildings
   (b) *(except for wineries in the Mount Lofty Ranges Watershed Protection Zone)* be setback at least 50 metres from:
      (i) any bore, well or watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 government standard topographic map
(ii) a dam or reservoir that collects water flowing in a watercourse

(iii) a lake or wetland through which water flows

(iv) a channel into which water has been diverted

(v) a known spring

(vi) sink hole

(c) be located within the boundary of a single allotment, including any ancillary uses

(d) not result in more than one industry located on an allotment

(e) include a sign that facilitates access to the site that is sited and designed to complement the features of the surrounding area and which:

(i) does not exceed 2 square metres in area

(ii) is limited to one sign per establishment (for agricultural and home-based industries)

(iii) is not internally illuminated.

11 Agricultural industries, home-based industries, mineral water extraction and processing plants, and wineries in rural areas should not:

(a) necessitate significant upgrading of public infrastructure including roads and other utilities

(b) generate traffic beyond the capacity of roads necessary to service the development

(c) result in traffic and/or traffic volumes that would be likely to adversely alter the character and amenity of the locality

(d) be located on land with a slope greater than 20 per cent (1-in-5).

12 Agricultural industries (except for wineries) in rural areas should be small scale, and:

(a) should include at least one of the following activities normally associated with the processing of primary produce:

(i) washing

(ii) grading

(iii) processing (including bottling)

(iv) packing or storage

(b) may include an associated ancillary area for the sale and/or promotion of produce (including display areas)

(c) should have a total combined area for one or any combination of these activities (including ancillary sales area) not exceeding 250 square metres per allotment, with a maximum building area of 150 square metres, including a maximum area of 50 square metres for ancillary sale and display of goods manufactured in the industry

(d) should process primary produce that is grown within the Mount Lofty Ranges Region

(e) should occur only on an allotment where a habitable dwelling exists.
13 Agricultural industries, wineries (except wineries in the Watershed Protection (Mount Lofty Ranges) Zone) and mineral water extraction and processing plants should not be located:

(a) on land that is classified as being poorly drained or very poorly drained

(b) within 800 metres of a high water level of a public water supply reservoir

(c) closer than 300 metres (other than a home-based industry) to a dwelling or tourist accommodation that is not in the ownership of the applicant.

14 Home-based industries in rural areas:

(a) should include at least one of the following activities:

(i) arts

(ii) crafts

(iii) tourist

(iv) heritage related activities

(b) may include an ancillary area for the sale or promotion of goods manufactured in the industry (including display areas)

(c) should have a total combined area for one or any combination of these activities (including ancillary sales/promotion area) not exceeding 80 square metres per allotment with a maximum building area of 80 square metres, including a maximum area of 30 square metres for sale of goods made on the allotment by the industry

(d) should not be located further than 50 metres from a habitable dwelling occupied by the proprietor of the industry on the allotment.

15 Mineral water extraction and processing plants in rural areas:

(a) should include at least one of the following activities normally associated with the extraction and processing of mineral water:

(i) extraction

(ii) bottling

(iii) packaging

(iv) storage

(v) distribution

(b) may include ancillary activities of administration and sale and/or promotion of mineral water product

(c) should have a total combined area for one or any combination of these activities (including ancillary sale and/or promotion areas) not exceeding 350 square metres (or 450 square metres in the Watershed Protection (Mount Lofty Ranges) Zone) per allotment with a maximum building area of 250 square metres, including a maximum area of 50 square metres for ancillary sale and/or promotion of mineral water product.

16 Wineries in rural areas should:

(a) include at least one of the following activities normally associated with the making of wine:
Industrial Development

(i) crushing
(ii) fermenting
(iii) bottling
(iv) maturation/cellaring of wine
(v) ancillary activities of administration, sale and/or promotion of wine product and restaurant

(b) be located within the boundary of a single allotment which adjoins or is on the same allotment as a vineyard

(c) process primary produce that is primarily sourced within the Mount Lofty Ranges Region

(d) only include a restaurant as an ancillary use to the winery

(e) be located not closer than 300 metres to a dwelling or tourist accommodation (that is not in the ownership of the winery applicant) where the crush capacity is equal to or greater than 500 tonnes per annum.
OBJECTIVES

1 Infrastructure provided in an economical and environmentally sensitive manner.
2 The visual impact of infrastructure facilities minimised.
3 The efficient and cost-effective use of existing infrastructure.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should only occur where it has access to adequate utilities and services, including:
   (a) electricity supply
   (b) water supply
   (c) drainage and stormwater systems
   (d) effluent disposal systems
   (e) formed all-weather public roads
   (f) telecommunications services
   (g) (Conversion note: optional policy (adopt ‘gas services’ if appropriate)) gas services.
2 Development should incorporate any relevant and appropriate social infrastructure, community services and facilities.
3 Development should only occur where it provides, or has access to, relevant easements for the supply of infrastructure.
4 Development should incorporate provision for the supply of infrastructure services to be located within common service trenches where practicable.
5 Development should not occur until adequate and coordinated drainage of the land is provided.
6 Development in urban areas should not occur without provision of an adequate reticulated domestic quality mains water supply and an appropriate waste treatment system.
7 In areas where no reticulated water supply is available, buildings whose usage is reliant on a water supply should be equipped with an adequate and reliable on-site water storage system.
8 (Conversion note: optional policy) Urban development should have a direct water supply.
9 Electricity infrastructure should be designed and located to minimise visual and environmental impacts.
10 Utilities and services, including access roads and tracks, should be sited on areas already cleared of native vegetation. If this is not possible, their siting should cause minimal interference or disturbance to existing native vegetation and biodiversity.
11 Utility buildings and structures should be grouped with non-residential development, where possible.
12 Development in proximity to infrastructure facilities should be sited and be of a scale to ensure adequate separation to protect people and property.

13 Incompatible uses should not encroach upon the easements of infrastructure corridors for existing and proposed transmission lines.

14 In urban areas, electricity supply (except transmission lines) serving new development should be installed underground, excluding lines having a capacity greater than or equal to 33kV.

15 Provision should be made for new transmission and distribution substations and overhead major electricity line corridors (having a capacity greater than or equal to 33kV) in areas which have the required buffer distance to protect people and allow for adequate access.

16 Land division for the purpose of residential and other sensitive land uses should not occur within electricity line corridors or existing electricity easements unless the resultant allotments are large enough to enable accommodation of safe clearances and expected structures.

17 (Conversion note: optional policy) Development should not compromise the viability of transmission line corridors and substation sites identified on Overlay Map(s) - Development Constraints.
Interface Between Land Uses

OBJECTIVES

1 Development located and designed to minimise adverse impact and conflict between land uses.

2 Protect community health and amenity from adverse impacts of development.

3 Protect desired land uses from the encroachment of incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should not detrimentally affect the amenity of the locality or cause unreasonable interference through any of the following:
   (a) the emission of effluent, odour, smoke, fumes, dust or other airborne pollutants
   (b) noise
   (c) vibration
   (d) electrical interference
   (e) light spill
   (f) glare
   (g) hours of operation
   (h) traffic impacts.

2 Development should be sited and designed to minimise negative impacts on existing and potential future land uses desired in the locality.

3 Development adjacent to a Residential Zone or residential area within a Township Zone (Conversion note: optional policy text (the words ‘or residential area within a Township Zone‘ is core policy for relevant Greater Adelaide Development Plans and core policy for Regional Development Plans) should be designed to minimise overlooking and overshadowing of adjacent dwellings and private open space.

4 Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.

5 Sensitive uses likely to conflict with the continuation of lawfully existing developments and land uses desired for the zone should be designed to minimise negative impacts.

6 Non-residential development on land abutting a residential zone should be designed to minimise noise impacts to achieve adequate levels of compatibility between existing and proposed uses.

Noise Generating Activities

7 Development that emits noise (other than music noise) should include noise attenuation measures that achieve the relevant Environment Protection (Noise) Policy criteria when assessed at the nearest existing noise sensitive premises.

8 Development with the potential to emit significant noise (e.g. industry) should incorporate noise attenuation measures that prevent noise from causing unreasonable interference with the amenity of noise sensitive premises.
9 Outdoor areas (such as beer gardens or dining areas) associated with licensed premises should be designed or sited to minimise adverse noise impacts on adjacent existing or future noise sensitive development.

10 Development proposing music should include noise attenuation measures that achieve the following desired noise levels:

<table>
<thead>
<tr>
<th>Noise level assessment location</th>
<th>Desired noise level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adjacent existing <em>noise sensitive development</em> property boundary</td>
<td>Less than 8 dB above the level of background noise ($L_{90,15\text{min}}$) in any octave band of the sound spectrum and less than 5 dB(A) above the level of background noise ($L_{A,90,15\text{min}}$) for the overall (sum of all octave bands) A-weighted level</td>
</tr>
<tr>
<td>Adjacent land property boundary</td>
<td>Less than 65dB(Lin) at 63Hz and 70dB(Lin) in all other octave bands of the sound spectrum or less than 8 dB above the level of background noise ($L_{90,15\text{min}}$) in any octave band of the sound spectrum and 5 dB(A) overall (sum of all octave bands) A-weighted level</td>
</tr>
</tbody>
</table>

**Air Quality**

11 Development with the potential to emit harmful or nuisance-generating air pollution should incorporate air pollution control measures to prevent harm to human health or unreasonable interference with the amenity of sensitive uses within the locality.

12 Chimneys or exhaust flues associated with commercial development (including cafes, restaurants and fast food outlets) should be designed to ensure they do not cause a nuisance or health concerns to nearby sensitive receivers by:

(a) incorporating appropriate treatment technology before exhaust emissions are released to the atmosphere

(b) ensuring that the location and design of chimneys or exhaust flues maximises dispersion and takes into account the location of nearby sensitive uses.

**Rural Interface**

13 *(Conversion note: core policy in relevant Greater Adelaide and Regional Development Plans)* The potential for adverse impacts resulting from rural development should be minimised by:

(a) not locating horticulture or intensive animal keeping on land adjacent to townships

(b) maintaining an adequate separation between horticulture or intensive animal keeping and townships, other sensitive uses and, where desirable, other forms of primary production.

14 *(Conversion note: core policy in relevant Greater Adelaide and Regional Development Plans)* Traffic movement, spray drift, dust, noise, odour and the use of frost fans and gas guns associated with primary production should not lead to unreasonable impact on adjacent land uses.

15 *(Conversion note: core policy in relevant Greater Adelaide and Regional Development Plans)* Existing primary production and mineral extraction should not be prejudiced by the inappropriate encroachment of sensitive uses such as urban development.
16 (Conversion note: core policy in relevant Greater Adelaide and Regional Development Plans) Development that is adjacent to land used for primary production (within either the zone or adjacent zones) should include appropriate setbacks and vegetative plantings designed to minimise the potential impacts of chemical spray drift and other impacts associated with primary production.

17 (Conversion note: core policy in relevant Greater Adelaide and Regional Development Plans) New urban development should provide a buffer of at least 40 metres wide (inclusive of any fuel break, emergency vehicle access or road) separating urban and rural activities.

18 (Conversion note: core policy in relevant Greater Adelaide and Regional Development Plans) Development located within 300 metres of facilities for the handling, transportation and storage of bulk commodities should:

(a) not prejudice the continued operation of those facilities

(b) be located, designed and developed having regard to the potential environmental impact arising from the operation of such facilities and the potential extended hours of operation.
Land Division

OBJECTIVES

1 Land division that occurs in an orderly sequence allowing efficient provision of new infrastructure and facilities and making optimum use of existing under utilised infrastructure and facilities.

2 Land division that creates allotments appropriate for the intended use.

3 Land division layout that is optimal for energy efficient building orientation.

4 Land division that is integrated with site features, including landscape and environmental features, adjacent land uses, the existing transport network and the availability of infrastructure.

5 (Conversion note: core policy in relevant Greater Adelaide and Regional Development Plans) Land division restricted in rural areas to ensure the efficient use of rural land for primary production and avoidance of uneconomic infrastructure provision.

PRINCIPLES OF DEVELOPMENT CONTROL

1 When land is divided:

   (a) stormwater should be capable of being drained safely and efficiently from each proposed allotment and disposed of from the land in an environmentally sensitive manner

   (b) a sufficient water supply should be made available for each allotment

   (c) provision should be made for the disposal of wastewater, sewage and other effluent from each allotment without risk to health

   (d) proposed roads should be graded, or be capable of being graded to connect safely and conveniently with an existing road or thoroughfare.

2 Land should not be divided if any of the following apply:

   (a) the size, shape, location, slope or nature of the land makes any of the allotments unsuitable for the intended use

   (b) any allotment will not have a frontage to one of the following:

      (i) an existing road

      (ii) a proposed public road

      (iii) access to a public road via an internal roadway in a plan of community division

   (c) the intended use of the land is likely to require excessive cut and/or fill

   (d) it is likely to lead to undue erosion of the subject land or land within the locality

   (e) the wastewater treatment plant to which subsequent development will be connected does not have sufficient capacity to handle the additional wastewater volumes and pollutant loads generated by such development
(f) the area is unsewered and cannot accommodate an appropriate on-site wastewater disposal system within the allotment that complies with (or can comply with) the relevant public and environmental health legislation applying to the intended use(s)

(g) any allotments will straddle more than one zone, policy area or precinct

(h) the allotments unreasonably restrict access to publicly owned land such as recreation areas.

**Design and Layout**

3 Land divisions should be designed to ensure that areas of native vegetation and wetlands:

(a) are not fragmented or reduced in size

(b) do not need to be cleared as a consequence of subsequent development.

4 The design of a land division should incorporate:

(a) roads, thoroughfares and open space that result in safe and convenient linkages with the surrounding environment, including public and community (Conversion note - optional text (the words ‘and community’ are core policy words for Regional Development Plans and optional policy words for Greater Adelaide Development Plans)) transport facilities, and which, where necessary, facilitate the satisfactory future division of land and the inter-communication with neighbouring localities

(b) new road and allotment access points providing appropriate separation distances from existing road junctions or level crossings

(c) safe and convenient access from each allotment to an existing or proposed road or thoroughfare

(d) areas to provide appropriate separation distances between potentially conflicting land uses and/or zones

(e) suitable land set aside for usable local open space

(f) public utility services within road reserves and where necessary within dedicated easements

(g) the preservation of significant natural, cultural or landscape features including State and local heritage places

(h) protection for existing vegetation and drainage lines

(i) where appropriate, the amalgamation of smaller allotments to ensure co-ordinated and efficient site development

(j) (Conversion note: core policy in Greater Adelaide Development Plans) the preservation of significant trees.

5 Land division should result in allotments of a size suitable for their intended use.

6 Land division should facilitate optimum solar access for energy efficiency.

7 (Conversion note: core policy in the relevant Greater Adelaide and all Regional Development Plans where bushfire mapping has been introduced) Land division within an area identified as being an ‘Excluded Area from Bushfire Protection Planning Provisions’ as shown on Bushfire Protection Area BPA Maps – Bushfire Risk should be designed to make provisions for:

(a) emergency vehicle access through to the Bushfire Protection Area and other areas of open space connected to it
(b) a mainly continuous street pattern serving new allotments that eliminates the use of cul-de-sacs or dead end roads

(c) a fire hazard separation zone isolating residential allotments from areas that pose an unacceptable bushfire risk by containing the allotments within a perimeter road or through other means that achieve an adequate separation.

8 (Conversion note: optional policy) Allotments in the form of a battleaxe configuration should:

(a) have an area of at least \( X \) (optional variable) square metres (excluding the area of the ‘handle’ of such an allotment)

(b) provide for an access onto a public road, with the driveway ‘handle’ being not less than \( X \) (optional variable) metres in width nor more than \( X \) (optional variable) metres in length

(c) contain sufficient area on the allotment for a vehicle to turn around to enable it to egress the allotment in a forward direction

(d) not be created where it would lead to multiple access points onto a road which would dominate or adversely affect the amenity of the streetscape

(e) be avoided where their creation would be incompatible with the prevailing pattern of development.

9 Allotments should have an orientation, size and configuration to encourage development that:

(a) minimises the need for earthworks and retaining walls

(b) maintains natural drainage systems

(c) faces abutting streets and open spaces

(d) does not require the removal of native vegetation to facilitate that development

(e) will not overshadow, dominate, encroach on or otherwise detrimentally affect the setting of the surrounding locality.

10 Within defined townships and settlements (Conversion note: optional text (the words ‘within defined townships and settlements’ applies to relevant Greater Adelaide and all Regional Development Plans)) where the land to be divided borders a river, lake, wetland or creek, the land adjoining the bank should become public open space and linked with an existing or proposed pedestrian or transport network.

11 Within defined townships and settlements (Conversion note: optional text (the words ‘within defined townships and settlements’ applies to relevant Greater Adelaide and all Regional Development Plans)) land division should make provision for a reserve or an area of open space that is at least 25 (optional variable with a minimum of 25 metres) metres wide from the top of the bank of a watercourse and that incorporates land within the 1-in-100 year average return interval flood event area.

12 The layout of a land division should keep flood prone land free from development.

13 The arrangement of roads, allotments, reserves and open space should enable the provision of a stormwater management drainage system that:

(a) contains and retains all watercourses, drainage lines and native vegetation

(b) enhances amenity

(c) integrates with the open space system and surrounding area.
Roads and Access

14 Road reserves should be of a width and alignment that can:

(a) provide for safe and convenient movement and parking of projected volumes of vehicles and other users

(b) provide for footpaths, cycle lanes and shared-use paths for the safety and convenience of residents and visitors

(c) allow vehicles to enter or reverse from an allotment or site in a single movement allowing for a car parked on the opposite side of the street

(d) accommodate street tree planting, landscaping and street furniture

(e) accommodate the location, construction and maintenance of stormwater drainage and public utilities

(f) provide unobstructed, safe and efficient vehicular access to individual allotments and sites

(g) allow for the efficient movement of service and emergency vehicles.

15 The design of the land division should facilitate the most direct route to local facilities for pedestrians and cyclists and enable footpaths, cycle lanes and shared-use paths to be provided of a safe and suitable width and reasonable longitudinal gradient.

16 The layout of land divisions should result in roads designed and constructed to ensure:

(a) that traffic speeds and volumes are restricted where appropriate by limiting street length and/or the distance between bends and slow points

(b) there are adequate sight distances for motorists at intersections, junctions, pedestrian and cyclist crossings, and crossovers to allotments to ensure the safety of all road users and pedestrians

(c) that existing dedicated cycling and walking routes are not compromised.

17 The design of the land division should provide space sufficient for on-street visitor car parking for the number and size of allotments, taking account of:

(a) the size of proposed allotments and sites and opportunities for on-site parking

(b) the availability and frequency of public and community transport (Conversion note: optional text (the words ‘and community’ is core policy for Regional Development Plans and optional for Greater Adelaide Development Plans))

(c) on-street parking demand likely to be generated by nearby uses.

18 The layout of land divisions should incorporate street patterns designed to enhance the efficient movement of traffic and minimise trip lengths.

Land Division in Rural Areas

19 (Conversion note: the entire subheading is core policy for Regional and relevant Greater Adelaide Development Plans that have rural land) Rural land should not be divided if the resulting allotments would be of a size and configuration likely to impede the efficient use of rural land for any of the following:

(a) primary production

(b) value adding industries related to primary production
(c) protection of natural resources.

20 Rural land should not be divided where new allotments would result in any of the following:

(a) fragmentation of productive primary production land
(b) strip development along roads or water mains
(c) prejudice against the proper and orderly development of townships
(d) removal of native vegetation for allotment boundaries, access roads, infrastructure, dwellings and other buildings or firebreaks
(e) uneconomic costs to the community for the provision of services.
Landscaping, Fences and Walls

OBJECTIVES

1. The amenity of land and development enhanced with appropriate planting and other landscaping works, using locally indigenous plant species where possible.

2. Functional fences and walls that enhance the attractiveness of development.

PRINCIPLES OF DEVELOPMENT CONTROL

1. Development should incorporate open space and landscaping and minimise hard paved surfaces in order to:
   (a) complement built form and reduce the visual impact of larger buildings (e.g., taller and broader plantings against taller and bulkier building components)
   (b) enhance the appearance of road frontages
   (c) screen service yards, loading areas and outdoor storage areas
   (d) minimise maintenance and watering requirements
   (e) enhance and define outdoor spaces, including car parking areas
   (f) maximise shade and shelter
   (g) assist in climate control within and around buildings
   (h) minimise heat absorption and reflection
   (i) maintain privacy
   (j) maximise stormwater re-use
   (k) complement existing vegetation, including native vegetation
   (l) contribute to the viability of ecosystems and species
   (m) promote water and biodiversity conservation.

2. Landscaping should:
   (a) include the planting of locally indigenous species where appropriate
   (b) be oriented towards the street frontage
   (c) result in the appropriate clearance from powerlines and other infrastructure being maintained.

3. Landscaping should not:
   (a) unreasonably restrict solar access to adjoining development
   (b) cause damage to buildings, paths and other landscaping from root invasion, soil disturbance or plant overcrowding
(c) introduce pest plants
(d) increase the risk of bushfire
(e) remove opportunities for passive surveillance
(f) increase leaf fall in watercourses
(g) increase the risk of weed invasion
(h) obscure driver sight lines
(i) create a hazard for train or tram drivers by obscuring sight lines at crossovers.

4  Fences and walls, including retaining walls, should:
(a) not result in damage to neighbouring trees
(b) be compatible with the associated development and with existing predominant, attractive fences and walls in the locality
(c) enable some visibility of buildings from and to the street to enhance safety and allow casual surveillance
(d) incorporate articulation or other detailing where there is a large expanse of wall facing the street
(e) assist in highlighting building entrances
(f) be sited and limited in height, to ensure adequate sight lines for motorists and pedestrians especially on corner sites
(g) in the case of side and rear boundaries, be of sufficient height to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land
(h) be constructed of non-flammable materials.

5  (Conversion note: optional policy) Front fencing should be open in form to allow cross ventilation and access to sunlight.
**OBJECTIVE**

1. The provision, in appropriate locations, of marinas, pontoons, jetties, piers, wharves and boat moorings that cater for vessels and:
   
   (a) maintain public access to the waterfront
   (b) do not compromise public safety
   (c) preserve the structural integrity of the marine infrastructure
   (d) minimise adverse impacts on the natural environment.

**PRINCIPLES OF DEVELOPMENT CONTROL**

1. Marina development should include one or more of the following:
   
   (a) wet and dry berthing of boats
   (b) launching and retrieval of recreational boats and associated trailer and car parking areas
   (c) access ramps, landings, storage and other structures associated with a marina
   (d) clubrooms for maritime organisations.

2. The design of marinas, berths, channels, fairways, gangways and floating structures should comply with:
   
   (a) *Australian Standard AS 3962: Guidelines for Design of Marinas*
   (b) *Australian Standard AS 4997: Guidelines for the Design of Maritime Structures*.

3. Development should not obstruct or impair:
   
   (a) navigation and access channels
   (b) maintenance activities of marine infrastructure including revetment walls
   (c) the operation of wharves.

4. Safe public access should be provided or maintained to:
   
   (a) the waterfront
   (b) known diving areas
   (c) jetties, wharves and associated activities.

5. Marinas should be designed to:
   
   (a) facilitate water circulation and exchange
   (b) maximise the penetration of sunlight into the water.
Medium and High Rise Development (3 or More Storeys)

OBJECTIVES

1. Medium and high rise development that provides housing choice and employment opportunities.
2. Residential development that provides a high standard of amenity and adaptability for a variety of accommodation and living needs.
3. Commercial, office and retail development that is designed to create a strong visual connection to the public realm and that contributes to the vitality of the locality.
4. Buildings designed and sited to be energy and water efficient.

PRINCIPLES OF DEVELOPMENT CONTROL

Design and Appearance

1. Buildings should:
   (a) achieve a human scale at ground level through the use of elements such as canopies, verandas or building projections
   (b) provide shelter over the footpath where minimal setbacks are desirable
   (c) ensure walls on the boundary that are visible from public land include visually interesting treatments to break up large blank facades.

2. The ground floor level of buildings (including the foyer areas of residential buildings) should be designed to enable surveillance from public land to the inside of the building at night.

3. Entrances to multi-storey buildings should:
   (a) be oriented towards the street
   (b) be clearly identifiable
   (c) provide shelter, a sense of personal address and transitional space around the entry
   (d) provide separate access for residential and non-residential land uses.

Visual Privacy

4. The visual privacy of ground floor dwellings within multi-storey buildings should be protected through the use of design features such as the elevation of ground floors above street level, setbacks from street and the location of verandas, windows porticos or the like.

Building Separation and Outlook

5. Residential buildings (or the residential floors of mixed use buildings) should:
   (a) have adequate separation between habitable room windows and balconies from other buildings to provide visual and acoustic privacy for dwelling occupants and allow the infiltration of daylight into interior and outdoor spaces
   (b) ensure living rooms have, at a minimum, a satisfactory short range visual outlook to public or communal space.
Dwelling Configuration
6 Buildings comprising more than 20 dwellings should provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling.

7 Dwellings with 3 or more bedrooms located on the ground floor of medium and high rise buildings should, where possible, have the windows of habitable rooms overlooking internal courtyard space or other public space.

Adaptability
8 Multi-storey buildings should include a variety of internal designs that will facilitate adaptive reuse.

Environmental
9 Multi-storey buildings should:
   (a) minimise detrimental micro-climatic and solar access impacts on adjacent land or buildings, including effects of patterns of wind, temperature, daylight, sunlight, glare and shadow
   (b) incorporate roof designs that enable the provision of rain water tanks (where they are not provided elsewhere), photovoltaic cells and other features that enhance sustainability.

10 Green roofs (which can be a substitute for private or communal open space provided they can be accessed by occupants of the building) are encouraged on all new residential, commercial or mixed use buildings.

11 Development of 5 or more storeys, or 21 metres or more in building height (excluding the rooftop location of mechanical plant and equipment), should be designed to minimise the risk of wind tunnelling effects on adjacent streets by adopting one or more of the following:
   (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street
   (b) substantial verandas around a building to deflect downward travelling wind flows over pedestrian areas
   (c) the placement of buildings and use of setbacks to deflect the wind at ground level.

Site Facilities and Storage
12 Dwellings should provide a covered storage area of not less than 8 cubic metres in one or more of the following areas:
   (a) in the dwelling (but not including a habitable room)
   (b) in a garage, carport or outbuilding
   (c) within an on-site communal facility.

13 Development should provide a dedicated area for the on-site collection and sorting of recyclable materials and refuse.

14 Development with a gross floor area of 2000 square metres or more should provide for the communal storage and management of waste.
OBJECTIVES

1. A Metropolitan Open Space System (MOSS), in and around metropolitan Adelaide, that:
   (a) is comprised of public and private land
   (b) is clearly defined and linked
   (c) has an open or natural character
   (d) provides a visual and scenic contrast to the built urban environment
   (e) separates different parts of the metropolitan area.

2. Conservation and restoration of existing and modified habitats.

3. Conservation of sites of scientific or heritage interest.

4. The provision of corridors for the movement of wildlife.

5. A range of recreation and leisure areas including a network of recreation trails integrating MOSS and adjoining land uses.

6. A range of active recreation and sporting facilities of regional or State significance, including facilities that can be used for national and international events.

7. Stormwater management in association with recreation, aquifer recharge and water quality management.

PRINCIPLES OF DEVELOPMENT CONTROL

1. Development should preserve and enhance the natural and open character and amenity of land located within the MOSS.

2. Development within the MOSS should contribute to the rehabilitation and restoration of aquatic and terrestrial ecosystems and water catchments.

3. Landscaping within MOSS locations should:
   (a) incorporate remnant vegetation
   (b) use locally indigenous plant species wherever possible
   (c) provide shade and windbreaks along cyclist and pedestrian routes and around picnic and barbecue areas, seating and car parking areas
   (d) maximise opportunities for passive surveillance along the park.

4. Development on public land within the MOSS should incorporate:
   (a) easily identified access points
(b) pedestrian and cycle linkages and horse trails *(Conversion note: optional text (the words ‘and horse trails’ is optional))* within open spaces and between other open space networks

(c) facilities to provide and support a range of recreation and leisure activities.
Mineral Extraction

OBJECTIVES

1. Development of mining activities in a way that contributes to the sustainable growth of the industry.

2. Protection of mineral deposits against intrusion by inappropriate forms of development.

3. Areas with scenic or conservation significance protected from undue damage arising from mining operations.

4. Mining operations undertaken with minimal adverse impacts on the environment and on the health and amenity of adjacent land uses.

5. Minimisation of the impacts from mining activities upon the existing groundwater level and the quality of groundwater resources.

6. Mining operations that make adequate provision for site rehabilitation.

PRINCIPLES OF DEVELOPMENT CONTROL

1. Known reserves of economically viable mineral deposits should be kept free of development that may inhibit their future exploitation.

2. Development in proximity to mining operations should not be undertaken where it may be exposed to adverse impacts resulting from mining activities.

3. Mining in scenic and native vegetation areas should only be undertaken if:
   (a) the proposed location is the best site in regard to minimising loss of amenity, degradation of the landscape and loss of native vegetation
   (b) there are a limited number of known reserves of the minerals in the area or elsewhere in the State
   (c) the extraction and transportation of materials from alternative sites to principal centres of consumption carry significantly higher costs
   (d) the site is capable of restoration with locally indigenous plant species to counter the long-term impact on the landscape and biodiversity.

4. Stormwater and/or wastewater from land used for mining should be diverted into a silt retention structure so that it can be reused on-site for purposes such as truck wash-down, dust control, washing of equipment and landscape irrigation or for disposal off-site in an environmentally responsible manner.

5. Access to land used for mining should be sited and designed to accommodate heavy vehicle traffic and ensure the safety of all road users.

6. Mining operations should:
   (a) ensure that minimal damage is caused to the landscape
   (b) minimise the area required for operations, and provide for the progressive reclamation of disturbed areas
   (c) minimise disturbance to natural hydrological systems.
Separation Treatments, Buffers and Landscaping

7 Mining development should be sited, designed and sequenced to protect the amenity of surrounding land uses from environmental nuisance such as dust or vibration emanating from mining operations.

8 Mining operations that are likely to impact upon the amenity of the locality should incorporate a separation distance and/or mounding/vegetation between the mining operations (including stockpiles) and adjoining allotments to help minimise exposure to those potential impacts.

9 Quarry faces should be orientated away from public view.

10 Screening of mining areas should occur in advance of extraction commencing.

11 An area of densely vegetated and/or mounded land should be established around the perimeter of mining sites in order to screen excavated land and mineral processing facilities from all of the following:
   
   (a) residential areas
   
   (b) tourist areas
   
   (c) tourist routes
   
   (d) scenic routes.

12 Screen planting around mining operations should incorporate a mixture of trees and shrubs that:
   
   (a) contribute to an attractive landscape
   
   (b) suit local soil and climatic conditions
   
   (c) are fast growing and/or have a long life expectancy
   
   (d) are locally indigenous species.

13 Borrow pits for road making materials should:
   
   (a) be sited so as to cause the minimum effect on their surroundings
   
   (b) (Conversion note: PDC 13 (b) is optional policy) not be located on land shown on Map(s) X/X if equivalent resources are available within other areas within the Development Plan boundary.

(Conversion note: PDC 13 (b) could be area specific or related to visibility from arterial or scenic roads, ie it can be written in the following ways:

'not be located on land within the Township Fringe Policy Area 1 (as shown on Policy Area Maps Go/1, Go/6, Go/7, Go/10 and Go/11) if equivalent resources are available within other areas within the Development Plan boundary.'

or

'not be located on land visible from arterial or scenic roads as shown on Overlay Maps – Transport.'
OBJECTIVES

1. Retention, protection and restoration of the natural resources and environment.

2. Protection of the quality and quantity of South Australia’s surface waters, including inland, marine and estuarine (Conversion note: optional text (the words ‘and marine and estuarine’ only apply to relevant coastal Development Plans)) and underground waters.

3. The ecologically sustainable use of natural resources including water resources, including marine waters, (Conversion note: optional text (the words ‘marine waters’ only apply to relevant coastal Development Plans)) ground water, surface water and watercourses.

4. Natural hydrological systems and environmental flows reinstated, and maintained and enhanced.

5. Development consistent with the principles of water sensitive design.

6. Development sited and designed to:
   (a) protect natural ecological systems
   (b) achieve the sustainable use of water
   (c) protect water quality, including receiving waters
   (d) reduce runoff and peak flows and prevent the risk of downstream flooding
   (e) minimise demand on reticulated water supplies
   (f) maximise the harvest and use of stormwater
   (g) protect stormwater from pollution sources.

7. Storage and use of stormwater which avoids adverse impact on public health and safety.

8. Native flora, fauna and ecosystems protected, retained, conserved and restored.

9. Restoration, expansion and linking of existing native vegetation to facilitate habitat corridors for ease of movement of fauna.

10. Minimal disturbance and modification of the natural landform.

11. Protection of the physical, chemical and biological quality of soil resources.

12. Protection of areas prone to erosion or other land degradation processes from inappropriate development.

13. Protection of the scenic qualities of natural and rural landscapes.

PRINCIPLES OF DEVELOPMENT CONTROL

1. Development should be undertaken with minimum impact on the natural environment, including air and water quality, land, soil, biodiversity, and scenically attractive areas.
2 Development should ensure that South Australia’s natural assets, such as biodiversity, water and soil, are protected and enhanced.

3 Development should not significantly obstruct or adversely affect sensitive ecological areas such as creeks, wetlands, estuaries and significant seagrass and mangrove communities. (Conversion note: optional text (the words ‘estuaries and significant seagrass and mangrove communities’ only apply to coastal Development Plans))

4 Development should be appropriate to land capability and the protection and conservation of water resources and biodiversity.

**Water Sensitive Design**

5 Development should be designed to maximise conservation, minimise consumption and encourage re-use of water resources.

6 Development should not take place if it results in unsustainable use of surface or underground water resources.

7 Development should be sited and designed to:
   (a) capture and re-use stormwater, where practical
   (b) minimise surface water runoff
   (c) prevent soil erosion and water pollution
   (d) protect and enhance natural water flows
   (e) protect water quality by providing adequate separation distances from watercourses and other water bodies
   (f) not contribute to an increase in salinity levels
   (g) avoid the water logging of soil or the release of toxic elements
   (h) maintain natural hydrological systems and not adversely affect:
      (i) the quantity and quality of groundwater
      (ii) the depth and directional flow of groundwater
      (iii) the quality and function of natural springs.

8 Water discharged from a development site should:
   (a) be of a physical, chemical and biological condition equivalent to or better than its pre-developed state
   (b) not exceed the rate of discharge from the site as it existed in pre-development conditions.

9 Development should include stormwater management systems to protect it from damage during a minimum of a 1-in-100 year average return interval flood.

10 Development should have adequate provision to control any stormwater over-flow runoff from the site and should be sited and designed to improve the quality of stormwater and minimise pollutant transfer to receiving waters.
11 Development should include stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure the carrying capacities of downstream systems are not overloaded.

12 Development should include stormwater management systems to minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system.

13 Stormwater management systems should preserve natural drainage systems, including the associated environmental flows.

14 Stormwater management systems should:
   (a) maximise the potential for stormwater harvesting and re-use, either on-site or as close as practicable to the source
   (b) utilise, but not be limited to, one or more of the following harvesting methods:
       (i) the collection of roof water in tanks
       (ii) the discharge to open space, landscaping or garden areas, including strips adjacent to car parks
       (iii) the incorporation of detention and retention facilities
       (iv) aquifer recharge.

15 Where it is not practicable to detain or dispose of stormwater on site, only clean stormwater runoff should enter the public stormwater drainage system.

16 Artificial wetland systems, including detention and retention basins, should be sited and designed to:
   (a) ensure public health and safety is protected
   (b) minimise potential public health risks arising from the breeding of mosquitoes.

**Water Catchment Areas**

17 Development should ensure watercourses and their beds, banks, wetlands and floodplains are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.

18 No development should occur where its proximity to a swamp or wetland will damage or interfere with the hydrology or water regime of the swamp or wetland.

19 A wetland or low-lying area providing habitat for native flora and fauna should not be drained, except temporarily for essential management purposes to enhance environmental values.

20 Along watercourses, areas of remnant native vegetation, or areas prone to erosion, that are capable of natural regeneration should be fenced off to limit stock access.

21 Development such as cropping, intensive animal keeping, residential, tourism, industry and horticulture, that increases the amount of surface run-off should include a strip of land at least 20 metres wide measured from the top of existing banks on each side of a watercourse that is:
   (a) fenced to exclude livestock
   (b) kept free of development, including structures, formal roadways or access ways for machinery or any other activity causing soil compaction or significant modification of the natural surface of the land
(c) revegetated with locally indigenous vegetation comprising trees, shrubs and other groundcover plants to filter runoff so as to reduce the impacts on native aquatic ecosystems and to minimise soil loss eroding into the watercourse.

22 Development resulting in the depositing of an object or solid material in a watercourse or floodplain or the removal of bank and bed material should not:

(a) adversely affect the migration of aquatic biota
(b) adversely affect the natural flow regime
(c) cause or contribute to water pollution
(d) result in watercourse or bank erosion
(e) adversely affect native vegetation upstream or downstream that is growing in or adjacent to a watercourse.

23 The location and construction of dams, water tanks and diversion drains should:

(a) occur off watercourse
(b) not take place in ecologically sensitive areas or on erosion prone sites
(c) provide for low flow by-pass mechanisms to allow for migration of aquatic biota
(d) not negatively affect downstream users
(e) minimise in-stream or riparian vegetation loss
(f) incorporate features to improve water quality (eg wetlands and floodplain ecological communities)
(g) protect ecosystems dependent on water resources.

24 Irrigated horticulture and pasture should not increase groundwater induced salinity.

25 Development should comply with the current *Environment Protection (Water Quality) Policy*.

**Biodiversity and Native Vegetation**

26 Development should retain existing areas of native vegetation and where possible contribute to revegetation using locally indigenous plant species.

27 Development should be designed and sited to minimise the loss and disturbance of native flora and fauna, including marine animals and plants, and their breeding grounds and habitats. *(Conversion note: optional text (the words ‘including marine animals and plants, and their breeding grounds and habitats’ only apply to relevant Development Plans))*

28 Native vegetation should be conserved and its conservation value and function not compromised by development if the native vegetation does any of the following:

(a) provides an important habitat for wildlife or shade and shelter for livestock
(b) has a high plant species diversity or includes rare, vulnerable or endangered plant species or plant associations and communities
(c) provides an important seed bank for locally indigenous vegetation
(d) has high amenity value and/or significantly contributes to the landscape quality of an area, including the screening of buildings and unsightly views
(e) has high value as a remnant of vegetation associations characteristic of a district or region prior to extensive clearance for agriculture

(f) is growing in, or is characteristically associated with a wetland environment.

29 Native vegetation should not be cleared if such clearing is likely to lead to, cause or exacerbate any of the following:

(a) erosion or sediment within water catchments

(b) decreased soil stability

(c) soil or land slip

(d) deterioration in the quality of water in a watercourse or surface water runoff

(e) a local or regional salinity problem

(f) the occurrence or intensity of local or regional flooding.

30 Development that proposes the clearance of native vegetation should address or consider the implications that removing the native vegetation will have on the following:

(a) provision for linkages and wildlife corridors between significant areas of native vegetation

(b) erosion along watercourses and the filtering of suspended solids and nutrients from runoff

(c) the amenity of the locality

(d) bushfire safety

(e) the net loss of native vegetation and other biodiversity.

31 Where native vegetation is to be removed, it should be replaced in a suitable location on the site with locally indigenous vegetation to ensure that there is not a net loss of native vegetation and biodiversity.

32 Development should be located and occur in a manner which:

(a) does not increase the potential for, or result in, the spread of pest plants, or the spread of any non-indigenous plants into areas of native vegetation or a conservation zone

(b) avoids the degradation of remnant native vegetation by any other means including as a result of spray drift, compaction of soil, modification of surface water flows, pollution to groundwater or surface water or change to groundwater levels

(c) incorporates a separation distance and/or buffer area to protect wildlife habitats and other features of nature conservation significance.

33 Development should promote the long-term conservation of vegetation by:

(a) avoiding substantial structures, excavations, and filling of land in close proximity to the trunk of trees and beneath their canopies

(b) minimising impervious surfaces beneath the canopies of trees

(c) taking other effective and reasonable precautions to protect both vegetation and the integrity of structures and essential services.

34 Horticulture involving the growing of olives should be located at least:
(a) 500 metres from:

(i) a national park

(ii) a conservation park

(iii) a wilderness protection area

(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area

(b) 50 metres from the edge of stands of native vegetation 5 hectares or less in area.

35 Horticulture involving the growing of olives should have at least one locally indigenous tree that will grow to a height of at least 7 metres sited at least every 100 metres around the perimeter of the orchard.

**Soil Conservation**

36 Development should not have an adverse impact on the natural, physical, chemical or biological quality and characteristics of soil resources.

37 Development should be designed and sited to prevent erosion.

38 Development should take place in a manner that will minimise alteration to the existing landform.

39 Development should minimise the loss of soil from a site through soil erosion or siltation during the construction phase of any development and following the commencement of an activity.
Open Space and Recreation

OBJECTIVES

1 The creation of a network of linked parks, reserves, recreational trails and recreation areas at regional and local levels.

2 Pleasant, functional and accessible open spaces providing a range of physical environments.

3 A wide range of settings for active and passive recreational opportunities.

4 The provision of open space in the following hierarchy:
   - State
   - Regional
   - District
   - Neighbourhood
   - Local.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Urban development should include public open space and recreation areas.

2 Public open space and recreation areas should be of a size, dimension and location that:
   (a) facilitate a range of formal and informal recreation activities
   (b) provide for the movement of pedestrians and cyclists
   (c) incorporate existing vegetation and natural features, watercourses, wildlife habitat and other sites of natural or cultural value
   (d) link habitats, wildlife corridors, public open spaces and existing recreation facilities
   (e) enable effective stormwater management
   (f) provides for the planting and retention of large trees and vegetation.

3 Open space should be designed to incorporate:
   (a) pedestrian, cycle linkages to other open spaces, centres, schools and public transport nodes
   (b) park furniture, shaded areas and resting places to enhance pedestrian comfort
   (c) safe crossing points where pedestrian routes intersect the road network
   (d) easily identified access points
   (e) frontage to abutting public roads to optimise pedestrian access and visibility
   (f) re-use of stormwater for irrigation purposes
   (g) recreational trails where appropriate.

4 Where practical, access points to regional parks should be located close to public transport.
5 District level parks should be at least 3 hectares in size, and provided within 2 kilometres of all households that they serve.

6 Neighbourhood parks should be at least 0.5 hectares and generally closer to 1 hectare in size, and provided within 500 metres of households that they serve.

7 Local parks should be:
   (a) a minimum of 0.2 hectares in size
   (b) centrally located within a residential area, close to schools, shops and generally within 300 metres of households that they serve.

8 No more than 20 per cent of land allocated as public open space should:
   (a) have a slope in excess of 1-in-4
   (b) comprise creeks or other drainage areas.

9 Signage should be provided at entrances to and within public open space to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes and park activities.

10 Buildings in open space, including structures and associated car parking areas, should be designed, located and of a scale that is unobtrusive and does not detract from the desired open space character.

11 Development in open space should:
   (a) be clustered where practical to ensure that the majority of the site remains open
   (b) where practical, be developed for multi-purpose use
   (c) be constructed to minimise the extent of hard paved areas.

12 Open spaces and recreation areas should be located and designed to maximise safety and security by:
   (a) ensuring that within urban areas, their edges are overlooked by housing, commercial or other development that can provide effective informal surveillance
   (b) ensuring fenced parks and playgrounds have more than one entrance or exit when fenced
   (c) locating play equipment where it can be informally observed by nearby residents and users during times of use
   (d) clearly defining the perimeters of play areas
   (e) providing lighting around facilities such as toilets, telephones, seating, litter bins, bike storage and car parks
   (f) focusing pedestrian and bicycle movement after dark along clearly defined, adequately lit routes with observable entries and exits.

13 Landscaping associated with open space and recreation areas should:
   (a) not compromise the drainage function of any drainage channel
   (b) provide shade and windbreaks along cyclist and pedestrian routes, around picnic and barbecue areas and seating, and in car parking areas
   (c) maximise opportunities for informal surveillance throughout the park.
(d) enhance the visual amenity of the area and complement existing buildings

(e) be designed and selected to minimise maintenance costs

(f) provide habitat for local fauna.

14 Development of recreational activities in areas not zoned for that purpose should be compatible with surrounding activities.

15 Recreation facilities development should be sited and designed to minimise negative impacts on the amenity of the locality.
**Orderly and Sustainable Development**

**OBJECTIVES**

1. Orderly and economical development that creates a safe, convenient and pleasant environment in which to live.
2. Development occurring in an orderly sequence and in a compact form to enable the efficient provision of public services and facilities.
3. Development that does not jeopardise the continuance of adjoining authorised land uses.
4. Development that does not prejudice the achievement of the provisions of the Development Plan.
5. Development abutting adjoining Council areas having regard to the policies of that Council’s Development Plan.
6. *(Conversion note: core policy in Greater Adelaide Development Plans that do not contain any rural areas)* Urban development located only in zones designated for such development.
7. *(Conversion note: core policy in Greater Adelaide Development Plans that contain any rural areas and all Regional Development Plans)* Urban development contained within existing townships and settlements and located only in zones designated for such development.

**PRINCIPLES OF DEVELOPMENT CONTROL**

1. Development should not prejudice the development of a zone for its intended purpose.
2. Land outside of townships and settlements should primarily be used for primary production and conservation purposes.
3. *(Conversion note: core policy in relevant Greater Adelaide and all Regional Development Plans)* The economic base of the region should be expanded in a sustainable manner.
4. Urban development should form a compact extension to an existing built-up area.
5. Ribbon development should not occur along the coast, water frontages *(Conversion note: optional policy text (the words ‘coast’ and ‘water frontages’ only apply in relevant Development Plans)* or arterial roads shown in Overlay Maps - Transport.
6. Development should be located and staged to achieve the economical provision of public services and infrastructure, and to maximise the use of existing services and infrastructure.
7. Where development is expected to impact upon the existing infrastructure network (including the transport network), development should demonstrate how the undue effect will be addressed.
8. Vacant or underutilised land should be developed in an efficient and co-ordinated manner to not prejudice the orderly development of adjacent land.
9. *(Conversion note: optional policy ( PDC 9 is optional - use only if Structure Plans or Concept Plan Maps exist))* Development should be undertaken in accordance with the following Structure Plan Maps*(optional)* and Concept Plan Maps*(optional)*:
   - Structure Plan Map X/X – Title *(optional)*
   - Concept Plan Maps X/X- Title *(optional)*
OBJECTIVES

1. The development of renewable energy facilities, such as wind and biomass energy facilities, in appropriate locations.

2. Location, siting, design and operation of renewable energy facilities to avoid or minimise adverse impacts and maximise positive impacts on the environment, the local community and the State.

PRINCIPLES OF DEVELOPMENT CONTROL

1. Renewable energy facilities, including wind farms and ancillary developments, should be located in areas that maximise efficient generation and supply of electricity.

2. Wind farms and ancillary development such as substationS, maintenance sheds, access roads and connecting power lines, should be sited, designed and operated in a manner that:

   (a) avoids or minimises negative impacts on the character, landscape quality, visual significance or amenity of the area

   (b) uses elements of the landscape and appropriate materials and finishes to minimise visual impact

   (c) avoids or minimises the potential for adverse impact on areas of native vegetation, conservation, environmental, geological, tourism or built or natural heritage significance

   (d) does not impact on the safety of water or air transport and the operation of ports, airfields and designated landing strips

   (e) avoids or minimises nuisance or hazard to nearby property owners and/or occupiers, road users and wildlife by not:

      (i) causing shadowing, flickering, reflection or blade glint impacts

      (ii) creating excessive noise

      (iii) interfering with television and radio signals

      (iv) modifying vegetation, soils and habitats

      (v) striking birds or bats.
Residential Development

OBJECTIVES

1. Safe, convenient, sustainable and healthy living environments that meet the full range of needs and preferences of a diverse community.

2. A diverse range of dwelling types and sizes available to cater for changing demographics, particularly smaller household sizes and supported accommodation.

3. Medium and high density residential development in areas close to activity centres, public and community transport and public open spaces.

4. The revitalisation of residential areas to support the viability of community services and infrastructure.

5. Affordable housing, student housing and housing for aged persons provided in appropriate locations.

6. Increased affordable housing opportunities through land division and the conversion of buildings to a residential use.

PRINCIPLES OF DEVELOPMENT CONTROL

1. Residential allotments and sites should maximise solar orientation and have the area and dimensions to accommodate:
   (a) the siting and construction of a dwelling and associated ancillary outbuildings
   (b) the provision of landscaping and private open space
   (c) convenient and safe vehicle, pedestrian and cycling access and parking
   (d) water sensitive design systems that enable the storage, treatment and reuse of stormwater.

2. Residential allotments should be of varying sizes to encourage housing diversity.

Design and Appearance

3. Dwellings and accommodation at ground floor level should contribute to the character of the locality and create active, safe streets by incorporating one or more of the following:
   (a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for occupants
   (b) individual entries for ground floor accommodation
   (c) opportunities to overlook adjacent public space.

4. Residential development should be designed to ensure living rooms have an external outlook.

5. Entries to dwellings or foyer areas should be clearly visible from the street, or access ways that they face to enable visitors to easily identify individual dwellings.

Garages, Carports and Outbuildings

6. Garages, carports and residential outbuildings should have a roof form and pitch, building materials and detailing that complements the associated dwelling.
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Residential Development

7 Residential outbuildings, including garages and sheds, should not be constructed unless in association with an existing dwelling.

8 (Conversion note: core policy except for the City of Adelaide) Garages, carports and residential outbuildings should not dominate the streetscape and be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum floor area</td>
<td>60 (Conversion note: optional variable) square metres</td>
</tr>
<tr>
<td>Maximum wall height</td>
<td>3 (Conversion note: optional variable) metres</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>5 (Conversion note: Optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from a primary road frontage</td>
<td>Garages and carports sited no closer to the primary road frontage than any part of its associated dwelling and in any other case, be set back a minimum of 5.5 metres</td>
</tr>
<tr>
<td></td>
<td>Outbuildings should not protrude forward of any part of its associated dwelling</td>
</tr>
<tr>
<td>Minimum setback from a secondary road frontage</td>
<td>0.9 metres or in line with the existing dwelling</td>
</tr>
<tr>
<td>Minimum setback from a vehicle access way</td>
<td>X (Conversion note: optional variable (select between 0 and 2 metres) metres)</td>
</tr>
<tr>
<td>Maximum length along the boundary</td>
<td>8 metres or 50 per cent of the length along that boundary (which ever is the lesser)</td>
</tr>
<tr>
<td>Maximum frontage width of garage or carport with an opening facing a rear access lane</td>
<td>No maximum</td>
</tr>
<tr>
<td>Maximum frontage width of garage or carport with an opening facing the street</td>
<td>Less than 50 per cent of the allotment frontage</td>
</tr>
</tbody>
</table>

(Conversion note: This policy has been drafted in accordance with the provisions of Schedule 4 of the Development Regulations, (the Residential Code). More specific or different requirements may be inserted at the zone level where the Residential Code does not apply or the Principles of Development Control are less onerous than those in the table).

Site Coverage

9 Site coverage should ensure sufficient space is provided for:

(a) pedestrian and vehicle access and vehicle parking
(b) domestic storage
(c) outdoor clothes drying
(d) rainwater tanks
(e) private open space and landscaping
(f) convenient storage of household waste and recycling receptacles.

Private Open Space

10 Private open space (available for exclusive use by residents of each dwelling) should be provided for each dwelling and should be sited and designed:
(a) to be accessed directly from a habitable rooms of the dwelling

(b) to be generally at ground level (other than for residential flat buildings) and to the side or rear of a dwelling and screened for privacy

(c) to take advantage of, but not adversely affect, natural features of the site

(d) to minimise overlooking from adjacent buildings

(e) to achieve separation from bedroom windows on adjacent sites

(f) to have a northerly aspect to provide for comfortable year round use

(g) not to be significantly shaded during winter by the associated dwelling or adjacent development

(h) to be partly shaded in summer

(i) to minimise noise or air quality impacts that may arise from traffic, industry or other business activities within the locality

(j) to have sufficient area and shape to be functional, taking into consideration the location of the dwelling, and the dimension and gradient of the site.

11 Dwellings at ground level should provide private open space in accordance with the following table:

<table>
<thead>
<tr>
<th>Site area per dwelling (square metres)</th>
<th>Minimum area excluding any area at ground level at the front of the dwelling (square metres)</th>
<th>Minimum dimension (metres)</th>
<th>Minimum area provided at the rear or side of the dwelling, directly accessible from a habitable room (square metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>&gt;500</td>
<td>80, of which 10 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres</td>
<td>4</td>
<td>24</td>
</tr>
<tr>
<td>300-500</td>
<td>60, of which 10 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres</td>
<td>4</td>
<td>16</td>
</tr>
<tr>
<td>&lt;300</td>
<td>24, of which 8 may comprise balconies, roof patios and the like, provided they have a minimum dimension of 2 metres</td>
<td>3</td>
<td>16</td>
</tr>
</tbody>
</table>

(Conversion note: This policy has been drafted in accordance with the provisions of Schedule 4 of the Development Regulations, (the Residential Code) councils can include more specific or different requirements at the zone level where the Residential Code does not apply).

12 Private open space should not include driveways, effluent drainage areas, rubbish bin storage areas, sites for rainwater tanks and other utility areas, and common areas such as parking areas and communal open space.

13 Private open space at ground level should be designed to provide a consolidated area of deep soil (an area of natural ground which excludes areas where there is a structure underneath, pools and non-permeable paved areas) to:

(a) assist with ease of drainage
(b) allow for effective deep planting

(c) reduce urban heat loading and improve micro-climatic conditions around sites and buildings.

14 Dwellings located above ground level should provide private open space in accordance with the following table:

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Minimum area of private open space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio (where there is no separate bedroom)</td>
<td>No minimum requirement</td>
</tr>
<tr>
<td>One bedroom dwelling</td>
<td>8 square metres</td>
</tr>
<tr>
<td>Two bedroom dwelling</td>
<td>11 square metres</td>
</tr>
<tr>
<td>Three + bedroom dwelling</td>
<td>15 square metres</td>
</tr>
</tbody>
</table>

15 Private open space located above ground level should have a minimum dimension of 2 metres and be directly accessible from a habitable room.

16 Private open space may be substituted for the equivalent area of communal open space where:

(a) at least 50 per cent of the communal open space is visually screened from public areas of the development

(b) ground floor communal space is overlooked by habitable rooms to facilitate passive surveillance

(c) it contains landscaping and facilities that are functional, attractive and encourage recreational use.

Communal Open Space

17 Communal open space should be shared by more than one dwelling, not be publicly accessible and exclude:

(a) private open space

(b) public rights of way

(c) private streets

(d) parking areas and driveways

(e) service and storage areas

(f) narrow or inaccessible strips of land.

18 Communal open space should only be located on elevated gardens or roof tops where the area and overall design is useful for the recreation and amenity needs of residents and where it is designed to:

(a) address acoustic, safety, security and wind effects

(b) minimise overlooking into habitable room windows or onto the useable private open space of other dwellings

(c) facilitate landscaping and food production

(d) be integrated into the overall facade and composition of buildings.
Visual Privacy
19 Except for buildings of 3 or more storeys, upper level windows, balconies, terraces and decks that overlook habitable room windows or private open space of dwellings should maximise visual privacy through the use of measures such as sill heights of not less than 1.5 metres (Conversion note: a height of 1.7 metres may be selected) or permanent screens having a height of 1.5 metres (Conversion note: a height of 1.7 metres may be selected) above finished floor level.

Noise
20 Noise generated by fixed noise sources such as air conditioning units and pool pumps should be located, designed and attenuated to avoid nuisance to adjoining landowners and occupiers.

21 External noise and artificial light intrusion into bedrooms should be minimised by separating or shielding these rooms from:
   (a) active communal recreation areas, parking areas and vehicle access ways
   (b) service equipment areas and fixed noise sources on the same or adjacent sites.

Site Facilities and Storage
22 Site facilities for group dwellings, multiple dwellings and residential flat buildings should include:
   (a) mail box facilities sited close to the major pedestrian entrance to the site
   (b) bicycle parking for residents and visitors (for developments containing more than 6 dwellings)
   (c) household waste and recyclable material storage areas away from dwellings.

Affordable Housing
23 Affordable housing should be well integrated and complementary in design and appearance to other dwellings within the development.

Dependent Accommodation
24 Dependent accommodation (i.e. accommodation where the living unit is connected to the same services of the main dwelling) should be developed on the same allotment as the existing dwelling only where:
   (a) the site is of adequate size and configuration and the minimum total site is 450 square metres (Conversion note: optional text (the words ‘and the minimum total site is X square metres’ is optional))
   (b) the accommodation has a small floor area relative to the associated main dwelling(s)
   (c) adequate outdoor space of a minimum of 20 square metres is provided for the use of all occupants
   (d) adequate on-site car parking is provided by one additional car parking space being provided on the site (Conversion note: optional text (the words ‘by one additional car parking space being provided on the site’ is optional))
   (e) the building is designed to, and comprises colours and materials that will, complement the associated dwelling.

Swimming Pools and Outdoor Spas
25 Swimming pools, outdoor spas and associated ancillary equipment and structures should be sited to protect the privacy and amenity of adjoining residential land.
Short-Term Workers Accommodation

OBJECTIVES

1 A range of appropriately located accommodation types supplied for seasonal and short-term workers.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Accommodation intended to be occupied on a temporary basis by persons engaged in employment relating to the production or processing of primary produce including minerals should be located within existing townships or within primary production areas, where it directly supports and is ancillary to legitimate primary production activities or related industries.

2 Buildings used for short-term workers accommodation should:
   (a) be designed and constructed to enhance their appearance
   (b) provide for the addition of a carport, verandas or pergolas as an integral part of the building
   (c) where located outside of townships, not jeopardise the continuation of primary production on adjoining land or elsewhere in the zone
   (d) be supplied with service infrastructure such as power, water, and effluent disposal sufficient to satisfy the living requirements of workers.

3 Short-term workers accommodation should not be adapted or used for permanent occupancy.

4 A common amenities building should be provided for temporary forms of short-term accommodation such as caravan and camping sites.
Significant Trees

OBJECTIVES

1 The conservation of significant trees, in Metropolitan Adelaide, that provide important aesthetic and environmental benefit.

2 The conservation of significant trees in balance with achieving appropriate development.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should preserve the following attributes where a significant tree demonstrates at least one of the following attributes:
   (a) makes an important contribution to the character or amenity of the local area
   (b) is indigenous to the local area and its species is listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species
   (c) represents an important habitat for native fauna
   (d) is part of a wildlife corridor of a remnant area of native vegetation
   (e) is important to the maintenance of biodiversity in the local environment
   (f) forms a notable visual element to the landscape of the local area.

2 Development should be undertaken so that it has a minimum adverse effect on the health of a significant tree.

3 Significant trees should be preserved, and tree damaging activity should not be undertaken, unless:
   (a) in the case of tree removal, where at least one of the following apply:
      (i) the tree is diseased and its life expectancy is short
      (ii) the tree represents an unacceptable risk to public or private safety
      (iii) the tree is within 20 metres of a residential, tourist accommodation or habitable building and is a bushfire hazard within a Bushfire Prone Area
   (b) the tree is shown to be causing or threatening to cause substantial damage to a substantial building or structure of value
   (c) all other reasonable remedial treatments and measures have been determined to be ineffective
   (d) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree damaging activity occurring.
   (e) in any other case, any of the following circumstances apply:
      (i) the work is required for the removal of dead wood, treatment of disease, or is in the general interests of the health of the tree
      (ii) the work is required due to unacceptable risk to public or private safety
(iii) the tree is within 20 metres of a residential, tourist accommodation or habitable building and is a bushfire hazard within a Bushfire Prone Area (Conversion note: optional policy (PDC 3(b)(iii) is not relevant to Council Development Plans outside of a Bushfire Prone Area))

(iv) the tree is shown to be causing or threatening to cause damage to a substantial building or structure of value

(v) the aesthetic appearance and structural integrity of the tree is maintained

(vi) it is demonstrated that all reasonable alternative development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.

4 Development involving ground work activities such as excavation, filling, and sealing of surrounding surfaces (whether such work takes place on the site of a significant tree or otherwise) should only be undertaken where the aesthetic appearance, health and integrity of a significant tree, including its root system, will not be adversely affected.

5 Land should not be divided or developed where the division or development would be likely to result in a substantial tree damaging activity occurring to a significant tree.
OBJECTIVES

1 Protection of scenically attractive areas, particularly natural, rural and coastal landscapes. *(Conversion note: the word ‘rural’ is core policy only for Development Plans that contain rural areas and the words ‘and coastal’ are core policy only for Development Plans that contain coastal areas)*

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development should be sited and designed to minimise its visual impact on:

   (a) the natural, rural or heritage character of the area

   (b) areas of high visual or scenic value, particularly rural and coastal areas *(Conversion note: optional text (the word ‘coastal’ applies to all coastal Development Plans))*

   (c) views from the coast, near-shore waters, public reserves, tourist routes and walking trails *(Conversion note: optional text (the words ‘the coast and near-shore waters’ apply to all coastal Development Plans))*

   (d) the amenity of public beaches. *(Conversion note: PDC 1 (d) is optional and should only apply to coastal Development Plans)*

2 Buildings should be sited in unobtrusive locations and, in particular, should:

   (a) be grouped together

   (b) where possible be located in such a way as to be screened by existing vegetation when viewed from public roads and especially from the Mount Lofty Ranges Scenic Road as shown on Overlay Maps – Transport *(Conversion note: optional text (apply ‘and especially from the Mount Lofty Ranges Scenic Road as shown on Overlay Maps – Transport’ in relevant Development Plans that have a Mount Lofty Ranges Scenic Road))*

3 Buildings outside of urban areas and in undulating landscapes should be sited in unobtrusive locations and in particular should be:

   (a) sited below the ridgeline

   (b) sited within valleys or behind spurs

   (c) *(Conversion note: optional text (apply ‘and especially from the Mount Lofty Ranges Scenic Road as shown on Overlay Maps – Transport’ in relevant Development Plans that have a Mount Lofty Ranges Scenic Road))* sited in such a way as to not be visible against the skyline when viewed from public roads, and especially from the Mount Lofty Ranges Scenic Road as shown on Overlay Maps – Transport

   (d) *(Conversion note: optional text (apply ‘or adjacent to the Mount Lofty Ranges Scenic Road as shown on Overlay Maps – Transport’ in relevant Development Plans that have a Mount Lofty Ranges Scenic Road) set well back from public roads, particularly when the allotment is on the high side of the road, or adjacent to the Mount Lofty Ranges Scenic Road as shown on Overlay Map – Transport)*

4 Buildings and structures should be designed to minimise their visual impact in the landscape, in particular:
(a) the profile of buildings should be low and the roof lines should complement the natural form of the land

(b) the mass of buildings should be minimised by variations in wall and roof lines and by floor plans which complement the contours of the land

(c) large eaves, verandas and pergolas should be incorporated into designs so as to create shadowed areas that reduce the bulky appearance of buildings.

5 The nature of external surface materials of buildings should not detract from the visual character and amenity of the landscape.

6 The number of buildings and structures on land outside of urban areas should be limited to that necessary for the efficient management of the land.

7 (Conversion note: core policy for relevant Greater Adelaide Development Plans and Development Plans that include the Hills Face Zone) Driveways and access tracks should be designed and surfaced to blend sympathetically with the landscape and to minimise interference with natural vegetation and landforms.

8 Development should be screened through the establishment of landscaping using locally indigenous plant species:

(a) around buildings and earthworks to provide a visual screen as well as shade in summer, and protection from prevailing winds

(b) along allotment boundaries to provide permanent screening of buildings and structures when viewed from adjoining properties and public roads

(c) along the verges of new roads and access tracks to provide screening and minimise erosion.
**Sloping Land**

**OBJECTIVES**

1. Development on sloping land designed to minimise environmental and visual impacts and protect soil stability and water quality.

**PRINCIPLES OF DEVELOPMENT CONTROL**

1. Development and associated driveways and access tracks should be sited and designed to integrate with the natural topography of the land and minimise the need for earthworks.

2. Development and associated driveways and access tracks, including related earthworks, should be sited, designed and undertaken in a manner that:
   
   (a) minimises their visual impact
   
   (b) reduces the bulk of the buildings and structures
   
   (c) minimises the extent of cut and/or fill
   
   (d) minimises the need for, and the height of, retaining walls
   
   (e) does not cause or contribute to instability of any embankment or cutting
   
   (f) avoids the silting of watercourses
   
   (g) protects development and its surrounds from erosion caused by water runoff.

3. Driveways and access tracks across sloping land should be accessible and have a safe, all-weather trafficable surface.

4. Development sites should not be at risk of landslip.

5. Development on steep land should include site drainage systems to minimise erosion and avoid adverse impacts on slope stability.

6. Steep sloping sites in un-sewered areas should not be developed unless the physical characteristics of the allotments enable the proper siting and operation of an effluent drainage field suitable for the development intended.

7. *(Conversion note: core policy for Development Plans affected by the Mount Lofty Ranges Comprehensive No.2 PAR 1994)* The cutting and/or filling of land outside townships and urban areas should:
   
   (a) be kept to a minimum and be limited to a maximum depth or height no greater than 1.5 metres so as to preserve the natural form of the land and the native vegetation
   
   (b) only be undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment
   
   (c) only be undertaken if the resultant slope can be stabilised to prevent erosion
   
   (d) result in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area.
OBJECTIVES

1 Provision of well designed supported accommodation for community groups with special needs in appropriate locations.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Supported accommodation (including nursing homes, hostels, retirement homes, retirement villages, residential care facilities and special accommodation houses) and housing for aged persons and people with disabilities should be:

(a) located within walking distance of essential facilities such as convenience shops, health and community services and public and community transport (Conversion note: optional text (the words "and community" are core policy words for Regional Development Plans and optional policy words for Greater Adelaide Development Plan)

(b) located where on-site movement of residents is not unduly restricted by the slope of the land

(c) sited and designed to promote interaction with other sections of the community, without compromising privacy

(d) of a scale and appearance that reflects the residential style and character of the locality

(e) provided with public and private open space and landscaping.

2 Supported accommodation and housing for aged persons and people with disabilities should be designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents that include:

(a) internal communal areas and private spaces

(b) usable recreation areas for residents and visitors, including visiting children

(c) spaces to accommodate social needs and activities, including social gatherings, internet use, gardening, keeping pets, preparing meals and doing personal laundry

(d) storage areas for items such as boats, trailers, caravans and specialised equipment

(e) mail boxes and waste disposal areas within easy walking distance of all units.

3 Access roads within supported accommodation and development incorporating, housing for aged persons and people with disabilities should:

(a) not have steep gradients

(b) provide convenient access for emergency vehicles, visitors and residents

(c) provide space for manoeuvring cars and community buses

(d) include kerb ramps at pedestrian crossing points

(e) have level surface passenger loading areas.
4  Car parking associated with supported accommodation and housing for aged persons and people with disabilities should:

(a) be conveniently located on site within easy walking distance of resident units
(b) be adequate for residents, service providers and visitors
(c) include covered and secure parking for residents’ vehicles
(d) have slip-resistant surfaces with gradients not steeper than 1-in–40
(e) allow ease of vehicle manoeuvrability
(f) be designed to allow the full opening of all vehicle doors
(g) minimise the impact of car parking on adjacent residences owing to visual intrusion and noise
(h) be appropriately lit to enable safe and easy movement to and from vehicles.

5  Supported accommodation should include:

(a) ground-level access or lifted access to all units
(b) an interesting and attractive outlook from units and communal areas for all residents including those in wheelchairs
(c) adequate living space allowing for the use of wheelchairs with an attendant
(d) storage for items such as small electric powered vehicles and other personal items, including facilities for recharging small electric powered vehicles.

6  Car parking associated with supported accommodation should:

(a) have adequate identifiable provisions for staff
(b) include private parking spaces for independent living units
(c) include separate and appropriately marked places for people with disabilities and spaces for small electrically powered vehicles.
OBJECTIVES

1 Telecommunications facilities provided to deliver communication services to the community.

2 Telecommunications facilities sited and designed to minimise visual impact on the amenity of the local environment.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Telecommunications facilities should:
   (a) be located in a coordinated manner to deliver communication services efficiently
   (b) use materials and finishes that minimise visual impact
   (c) have antennae located as close as practical to the support structure
   (d) be located primarily in industrial, commercial, business, office, centre and rural zones
   (e) where technically feasible, be co-located with other telecommunications facilities
   (f) incorporate landscaping to screen the development, particularly equipment shelters and huts
   (g) be designed and sited to minimise the visual impact on the character and amenity of the local environment, in particular visually prominent areas, main focal points and significant vistas.

2 Telecommunications facilities in areas of high visitation and community use should use innovative design techniques (eg sculpture and other artworks) where possible and where the resulting design would positively contribute to the character of the area.

3 Telecommunications facilities should be located in residential zones only if sited and designed to minimise visual impact by:
   (a) using existing buildings and vegetation for screening
   (b) incorporating the facility within an existing structure that may serve another purpose
   (c) taking into account the size, scale, context and characteristics of existing structures, landforms and vegetation so as to complement the local environment.

4 Telecommunications facilities should not have a direct or significant effect on the amenity, character and settings of Historic Conservation Areas, local heritage places, State heritage places or State Heritage Areas.
Tourism Development

OBJECTIVES

1. Environmentally sustainable and innovative tourism development.

2. Tourism development that assists in the conservation, interpretation and public appreciation of significant natural and cultural features including State or local heritage places.

3. Tourism development that sustains or enhances the local character, visual amenity and appeal of the area.

4. Tourism development that protects areas of exceptional natural value, allows for appropriate levels of visitation, and demonstrates an environmental analysis and design response which enhances environmental values.

5. (Conversion note: core policy in Development Plans that contain rural areas) Tourism development in rural areas that does not adversely affect the use of agricultural land for primary production.

6. (Conversion note: core policy in Development Plans that contain rural areas) Tourism development that contributes to local communities by adding vitality to neighbouring townships, regions and settlements.

7. (Conversion note: core policy in Development Plans that contain rural areas) Increased opportunities for visitors to stay overnight.

8. Ensure new development, together with associated bushfire management minimise the threat and impact of bushfires on life and property while protecting the environment.

PRINCIPLES OF DEVELOPMENT CONTROL

1. Tourism development should have a functional or locational link with its natural, cultural or historical setting.

2. Tourism development and any associated activities should not damage or degrade any significant natural and cultural features.

3. Tourism development should ensure that its scale, form and location will not overwhelm, over commercialise or detract from the intrinsic natural values of the land on which it is sited or the character of its locality.

4. (Conversion note: core policy in Development Plans that contain rural areas) Tourism development should, where appropriate, add to the range of services and accommodation types available in an area.

5. (Conversion note: core policy in Development Plans that contain rural areas) Any upgrading of infrastructure to serve tourism development should be consistent with the landscape and the intrinsic natural values of the land and the basis of its appeal.

6. (Conversion note: core policy in Development Plans that contain rural areas) Major tourism developments should generally be located within designated areas and existing townships, towns or cities.

Tourism Development in Association with Dwelling(s)

7. Tourist facilities developed on the site of a dwelling should not detrimentally affect residential amenity.
8 Car parking for tourist accommodation associated with a dwelling should be provided at the rate of one space for each guest room or suite of rooms, and ensure that:

(a) parking areas are attractively developed and landscaped, or screen fenced, and do not dominate the street frontage

(b) the bedrooms of residential neighbours are suitably shielded from noise and headlight glare associated with guest vehicle movements

(c) a domestic character is retained through the scale and appearance of landscaping and paving materials that provide a suitable all-weather surface.

Tourism Development Outside Townships

9 (Conversion note: core policy in Development Plans that contain rural areas) Tourist developments should demonstrate excellence in design to minimise potential impacts or intrusion on primary production activities and on areas of high conservation, landscape and cultural value.

10 (Conversion note: core policy in Development Plans that contain rural areas) Tourism developments in rural areas should be sited and designed to minimise impacts and have a functional or locational link with either of the following:

(a) the surrounding agricultural production or processing

(b) the natural, cultural or historical setting of the area.

11 (Conversion note: core policy in Development Plans that contain rural areas) Tourism developments in rural areas should primarily be developed in association with one or more of the following:

(a) agricultural, horticultural, viticultural or winery development

(b) heritage places and areas

(c) public open space and reserves

(d) walking and cycling trails

(e) interpretive infrastructure and signs.

12 (Conversion note: core policy in Development Plans that contain rural areas) Where appropriate, tourism developments in areas outside townships should:

(a) adapt and upgrade existing buildings of heritage value

(b) seek to improve conditions in disturbed or degraded areas on the site.

13 (Conversion note: core policy in Development Plans that contain rural areas) Advertisements associated with tourism developments should:

(a) not exceed 0.5 square metres in area for each display

(b) be limited to no more than 2 per site

(c) be located on the same site as the tourist development

(d) not be internally illuminated.

14 (Conversion note: core policy in Development Plans that contain rural areas) Tourism development in rural areas should occur only where it:
(a) incorporates a separation distance or buffers to avoid conflict with existing rural industries or agriculture or otherwise is designed to overcome the potential impacts associated with the adjoining land use (such as noise, dust, spray drift, odour and traffic)

(b) will not give rise to demands for infrastructure and services, especially on public lands, that are inappropriate to the primary purpose of the zone and/or policy area.

15 **Conversion note: core policy in Development Plans that contain rural areas** Tourism development, particularly in remote areas should be designed to minimise energy and water demands and incorporate alternative, sustainable technologies that use renewable energy sources and/or treat and re-use stormwater and wastewater to minimise reliance on mains services.

16 Natural features, signs and walkways should be used to manage and minimise potential risks of visitors damaging areas of cultural or natural significance, fragile areas, and areas of highest environmental value.

17 **Conversion note: core policy in Development Plans that contain rural areas** The visual and ambient impact of vehicles should be minimised by placing roadways and parking areas in unobtrusive locations.

**Residential Parks and Caravan and Tourist Parks**

18 Residential parks which are principally designed for residents should be located in areas with access to employment, shops, schools, public transport and community and recreation facilities.

19 Residential parks and Caravan and Tourist parks should be designed to:

   (a) minimise potential conflicts between long-term residents and short-term tourists

   (b) protect the privacy and amenity of occupants through landscaping and fencing

   (c) minimise traffic speeds and provide a safe environment for pedestrians

   (d) include centrally located recreation areas

   (e) include extensive landscaping that enhances the appearance of the locality, with a landscape buffer around the perimeter of the site

   (f) ensure that adequate amenity blocks (showers, toilets, laundry and kitchen facilities) and service facilities (eg public telephones, kiosks and restaurants) are provided to serve the population to be accommodated by the facility.

20 Visitor car parking should be provided at the rate of:

   (a) one space per 10 sites to be used for accommodation for parks with less than 100 sites

   (b) one space per 15 sites to be used for accommodation for parks with greater than 100 sites.

21 On-site visitor parking in Caravan and Tourist parks should:

   (a) be designed and located to be accessible to visitors at all times

   (b) not dominate the internal site layout

   (c) be clearly defined as visitor spaces and not specifically associated with any particular accommodation site.

22 Long-term occupation of Caravan and Tourist parks should not lead to the displacement of existing tourist accommodation, particularly in important tourist destinations, such as in coastal or riverside locations. **(Conversion note: optional policy (this policy does not apply to the Victor Harbor and Yankalilla Development Plan)**
23 A minimum of 12.5 per cent of a park should comprise communal open space, landscaped areas and recreation areas.

24 Landscaping should comprise locally indigenous species that are appropriate to the development and the subject land, and facilitate amenity and environmental sustainability.
Transportation and Access

OBJECTIVES

1. A comprehensive, integrated, affordable and efficient air, rail, sea, road, cycle and pedestrian transport system that will:
   (a) provide equitable access to a range of public, community and private transport services for all people
   (b) ensure a high level of safety
   (c) effectively support the economic development of the State
   (d) have minimal negative environmental and social impacts
   (e) maintain options for the introduction of suitable new transport technologies.

2. Development that:
   (a) provides safe and efficient movement for all transport modes
   (b) ensures access for vehicles including emergency services, public infrastructure maintenance and commercial vehicles
   (c) provides off-street parking
   (d) is appropriately located so that it supports and makes best use of existing transport facilities and networks
   (e) provides convenient and safe access to public transport stops.

3. A road hierarchy that promotes safe and efficient transportation in an integrated manner throughout the State.

4. Provision of safe, pleasant, accessible, integrated and permeable pedestrian and cycling networks that are connected to the public transport network.

5. Safe and convenient freight and people movement throughout the State.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. Land uses arranged to support the efficient provision of sustainable transport networks and encourage their use.

Movement Systems

2. Development should be integrated with existing transport networks, particularly major rail, road and public transport corridors as shown on Location Maps and Overlay Maps - Transport, and designed to minimise its potential impact on the functional performance of the transport network.

3. Transport corridors should be sited and designed so as to not unreasonably interfere with the health and amenity of adjacent sensitive land uses.

4. Roads should be sited and designed to blend with the landscape and be in sympathy with the terrain.
5 Land uses that generate large numbers of visitors such as shopping centres, places of employment, schools, hospitals and medium to high density residential uses should be located so that they can be serviced by the public transport network and encourage walking and cycling.

6 Development generating high levels of traffic, such as schools, shopping centres and other retail areas, and entertainment and sporting facilities should incorporate passenger pick-up and set-down areas. The design of such areas should minimise interference to existing traffic and give priority to pedestrians, cyclists and public and community transport users.

7 The location and design of public and community transport set-down and pick-up points should maximise safety and minimise the isolation and vulnerability of users.

8 Development should provide safe and convenient access for all anticipated modes of transport.

9 Development at intersections, pedestrian and cycle crossings, and crossovers to allotments should maintain or enhance sightlines for motorists, cyclists and pedestrians to ensure safety for all road users and pedestrians.

10 Driveway crossovers affecting pedestrian footpaths should maintain the level and surface colour of the footpath.

11 Driveway crossovers should be separated and the number minimised to optimise the provision of on-street visitor parking (where on-street parking is appropriate).

12 Development should be designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive land uses.

13 Industrial/commercial vehicle movements should be separated from passenger vehicle car parking areas.

14 Development should provide for the on-site loading, unloading and turning of all traffic likely to be generated.

**Cycling and Walking**

15 Development should ensure that a permeable street and path network is established that encourages walking and cycling through the provision of safe, convenient and attractive routes with connections to adjoining streets, paths, open spaces, schools, pedestrian crossing points on arterial roads, public and community transport stops and activity centres.

16 Development should provide access, and accommodate multiple route options, for pedestrians and cyclists by enhancing and integrating with:

(a) open space networks, recreational trails, parks, reserves, and sport and recreation areas

(b) *Conversion note: optional policy (PDC 16(b) is optional)* Adelaide’s principal cycling network (Bikedirect), which includes arterial roads, local roads and off-road paths as depicted in *Overlay Maps - Transport*.

17 New developments should give priority to and not compromise existing designated bicycle routes.

18 Where development coincides with, intersects or divides a proposed bicycle route or corridor, development should incorporate through-access for cyclists.

19 Development should encourage and facilitate cycling as a mode of transport by incorporating end-of-journey facilities including:

(a) showers, changing facilities and secure lockers

(b) signage indicating the location of bicycle facilities
20 On-site secure bicycle parking facilities should be:

(a) located in a prominent place

(b) located at ground floor level

(c) located undercover

(d) located where surveillance is possible

(e) well lit and well signed

(f) close to well used entrances

(g) accessible by cycling along a safe, well lit route.

21 Pedestrian and cycling facilities and networks should be designed and provided in accordance with relevant provisions of the *Australian Standards and Austroads Guides*.

**Access**

22 Development should have direct access from an all-weather public road.

23 Development should be provided with safe and convenient access which:

(a) avoids unreasonable interference with the flow of traffic on adjoining roads

(b) provides appropriate separation distances from existing roads or level crossings

(c) accommodates the type and volume of traffic likely to be generated by the development or land use and minimises induced traffic through over-provision

(d) is sited and designed to minimise any adverse impacts on the occupants of and visitors to neighbouring properties.

24 Development should not restrict access to publicly owned land such as recreation areas.

25 The number of vehicle access points onto arterial roads shown on *Overlay Maps - Transport* should be minimised and, where possible, access points should be:

(a) limited to local roads (including rear lane access)

(b) shared between developments.

26 (*Conversion note: core policy where relevant maps are not part of the Development Plan*) Development with access from roads with existing or projected traffic volumes exceeding 6000 vehicles per day should be sited to avoid the need for vehicles to reverse onto or from the road. (*Conversion note: Councils may wish to consider identifying specific roads rather than relying on a specified traffic volume.*)

27 (*Conversion note: core policy where relevant maps are part of the Development Plan*) Development with access from arterial roads or roads as shown on *Overlay Maps – Transport* should be sited to avoid the need for vehicles to reverse onto or from the road.

28 Structures such as canopies and balconies that encroach onto the footpath of an arterial road should not cause visual or physical obstruction to:
Transportation and Access

(a) signalised intersections  
(b) heavy vehicles  
(c) street lighting  
(d) overhead electricity lines  
(e) street trees  
(f) bus stops.

29 Driveways, access tracks and parking areas should be designed and constructed to:

(a) follow the natural contours of the land  
(b) minimise excavation and/or fill  
(c) minimise the potential for erosion from surface runoff  
(d) avoid the removal of existing vegetation  
(e) be consistent with Australian Standard AS: 2890 - Parking facilities.

Access for People with Disabilities

30 Development should be sited and designed to provide convenient access for people with a disability.

31 Access for People with Disabilities

Where appropriate and practical, development should provide for safe and convenient access to the coast and beaches for disabled persons.

Vehicle Parking

32 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with Table X/X – Off Street Vehicle Parking Requirements (Conversion note: optional text (the words ‘in accordance with Table X/X - Off Street Vehicle Parking Requirements’ can be deleted where no table exists - core policy only where a car parking fund under section 50A of the Development Act is established) unless all the following conditions are met:

(a) the site is located in a designated area as shown on Concept Plan Map(s) X/X (insert reference)  
(b) an agreement is reached between the Council and the applicant for a reduced number of parking spaces  
(c) a financial contribution is paid into the Council Car Parking Fund specified by the Council, in accordance with the gazetted rate per car park.

33 Development should be consistent with Australian Standard AS: 2890 - Parking facilities.

34 Vehicle parking areas should be sited and designed to:

(a) facilitate safe and convenient pedestrian linkages to the development and areas of significant activity or interest in the vicinity of the development  
(b) include safe pedestrian and bicycle linkages that complement the overall pedestrian and cycling network  
(c) not inhibit safe and convenient traffic circulation
Transportation and Access

(d) result in minimal conflict between customer and service vehicles

(e) avoid the necessity to use public roads when moving from one part of a parking area to another

(f) minimise the number of vehicle access points onto public roads

(g) avoid the need for vehicles to reverse onto public roads

(h) where practical, provide the opportunity for shared use of car parking and integration of car parking areas with adjoining development to reduce the total extent of vehicle parking areas and the requirement for access points

(i) not dominate the character and appearance of a site when viewed from public roads and spaces

(j) provide landscaping that will shade and enhance the appearance of the vehicle parking areas

(k) include infrastructure such as underground cabling and connections to power infrastructure that will enable the recharging of electric vehicles.

35 Where vehicle parking areas are not obviously visible or navigated, signs indicating the location and availability of vehicle parking spaces associated with businesses should be displayed at locations readily visible to users.

36 Vehicle parking areas that are likely to be used during non-daylight hours should provide floodlit entry and exit points and site lighting directed and shaded in a manner that will not cause nuisance to adjacent properties or users of the parking area.

37 Vehicle parking areas should be sealed or paved to minimise dust and mud nuisance.

38 To assist with stormwater detention and reduce heat loads in summer, outdoor vehicle parking areas should include landscaping at the rate of X \(\text{square metres for every X square metres of hard surface}\) square metres of hard surface. (Conversion note: optional text (the words ‘at the rate of X square metres for every X square metres of hard surfaces’ - Council to research the recommended area required if this part of the policy is used))

39 Vehicle parking areas should be line-marked to delineate parking bays, movement aisles and direction of traffic flow.

40 On-site visitor parking spaces should be sited and designed to:

   (a) not dominate internal site layout

   (b) be clearly defined as visitor spaces not specifically associated with any particular dwelling

   (c) be accessible to visitors at all times.

**Vehicle Parking for Residential Development**

41 On-site vehicle parking should be provided having regard to:

   (a) the number, nature and size of proposed dwellings

   (b) proximity to centre facilities, public and community transport within walking distance of the dwellings

   (c) the anticipated mobility and transport requirements of the likely occupants, particularly groups such as aged persons.

42 Vehicle parking areas servicing more than one dwelling should be of a size and location to:
(a) serve users, including pedestrians, cyclists and motorists, efficiently, conveniently and safely

(b) provide adequate space for vehicles, including emergency service vehicles, to manoeuvre between the street and the parking area

(c) reinforce or contribute to attractive streetscapes.

43 The provision of ground level vehicle parking areas, including garages and carports (other than where located along a rear lane access way), should:

(a) not face the primary street frontage

(b) be located to the rear of buildings with access from a shared internal laneway

(c) ensure vehicle park entries are recessed at least 0.5 metres behind the main face of the building.

**Vehicle Parking for Mixed Use and Corridor Zones**

44 Development should provide off-street vehicle parking and specifically marked accessible car parking places to meet anticipated demand in accordance with Table X/X – Off-street Vehicle Parking Requirements.\(^{Conversion note: The words 'in accordance with Table X/X - Off Street Vehicle Parking Requirements' can be deleted where no table exists}\)

45 Loading areas and designated parking spaces for service vehicles should:

(a) be provided within the boundary of the site

(b) not be located in areas where there is parking provided for any other purpose.

46 Vehicle parking spaces and multi-level vehicle parking structures within buildings should:

(a) enhance active street frontages by providing land uses such as commercial, retail or other non-car park uses along ground floor street frontages

(b) complement the surrounding built form in terms of height, massing and scale

(c) incorporate facade treatments along major street frontages that are sufficiently enclosed and detailed to complement neighbouring buildings consistent with the desired character of the locality.

47 In mixed use buildings, the provision of vehicle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the site.

**Undercroft and Below Ground Garaging and Parking of Vehicles**

48 Undercroft and below ground garaging of vehicles should only occur where envisaged in the relevant zone or policy area or precinct and ensure:

(a) the overall height and bulk of the undercroft structure does not adversely impact on streetscape character of the locality or the amenity of adjacent properties

(b) vehicles can safely enter and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles

(c) driveways gradients provide for safe and functional entry and exit

(d) driveways and adjacent walls, fencing and landscaping are designed to provide adequate sightlines from vehicles to pedestrians using the adjacent footpath

(e) openings to undercroft areas are integrated with the main building so as to minimise visual impact
(f) landscaping, mounding and/or fencing is incorporated to improve its presentation to the street and to adjacent properties

(g) the overall streetscape character of the locality is not adversely impaired (e.g. visual impact, building bulk, front setbacks relative to adjacent development)

(h) (Conversion note: optional policy) the height of the car park ceiling does not exceed 1 metre above the finished ground level.

In the case of undercroft and below ground car parks where cars are visible from public areas, adequate screening and landscaping should be provided.
OBJECTIVES

1. Development that, in order of priority, avoids the production of waste, minimises the production of waste, re-uses waste, recycles waste for re-use, treats waste and disposes of waste in an environmentally sound manner.

2. Development that includes the treatment and management of solid and liquid waste to prevent undesired impacts on the environment including, soil, plant and animal biodiversity, human health and the amenity of the locality.

PRINCIPLES OF DEVELOPMENT CONTROL

1. Development should be sited and designed to prevent or minimise the generation of waste (including wastewater) by applying the following waste management hierarchy in the order of priority as shown below:
   (a) avoiding the production of waste
   (b) minimising waste production
   (c) reusing waste
   (d) recycling waste
   (e) recovering part of the waste for re-use
   (f) treating waste to reduce the potentially degrading impacts
   (g) disposing of waste in an environmentally sound manner.

2. The storage, treatment and disposal of waste materials from any development should be achieved without risk to health or impairment of the environment.

3. Development should avoid as far as practical, the discharge or deposit of waste (including wastewater) onto land or into any waters (including processes such as seepage, infiltration or carriage by wind, rain, sea spray, stormwater or by the rising of the water table).

4. Untreated waste should not be discharged to the environment, and in particular to any water body.

5. Development should include appropriately sized area to facilitate the storage of receptacles that will enable the efficient recycling of waste.

6. Development that involves the production and/or collection of waste and/or recyclable material should include designated collection and storage area(s) that are:
   (a) screened and separated from adjoining areas
   (b) located to avoid impacting on adjoining sensitive environments or land uses
   (c) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system
   (d) located on an impervious sealed area graded to a collection point in order to minimise the movement of any solids or contamination of water
(e) protected from wind and stormwater and sealed to prevent leakage and minimise the emission of odours

(f) stored in such a manner that ensures that all waste is contained within the boundaries of the site until disposed of in an appropriate manner.

**Wastewater**

7 The disposal of wastewater to land should only occur where methods of wastewater reduction and reuse are unable to remove the need for its disposal, and where its application to the land is environmentally sustainable.

8 Wastewater lagoons should not be sited in any of the following areas:

(a) within the flood plain known as the 1956 River Murray Flood Plain

(b) within land subject to a 1-in-100 year average return interval flood event

(c) within 50 metres of the top of the bank of a watercourse

(d) within 500 metres of the coastal high water mark

(e) where the base of the lagoon would be below any seasonal water table.

9 Artificial wetland systems for the storage of treated wastewater, such as wastewater lagoons, should be:

(a) sufficiently separated from adjoining sensitive uses to minimise potential adverse odour impacts

(b) sited and designed to minimise potential public health risks arising from the breeding of mosquitoes.

**Waste Treatment Systems**

10 Development that produces any sewage or effluent should be connected to a waste treatment system that complies with (or can comply with) the relevant public and environmental health legislation applying to that type of system.

11 The methods for, and siting of, effluent and waste storage, treatment and disposal systems should minimise the potential for environmental harm and adverse impacts on:

(a) the quality of surface and groundwater resources

(b) public health

(c) the amenity of a locality

(d) sensitive land uses.

12 Waste treatment should only occur where the capacity of the treatment facility is sufficient to accommodate likely maximum daily demands including a contingency for unexpected high flows and breakdowns.

13 Any on-site wastewater treatment system/ re-use system or effluent drainage field should be located within the allotment of the development that it will service.

14 A dedicated on-site effluent disposal area should not include any areas to be used for, or could be reasonably foreseen to be used for, private outdoor open space, driveways, car parking or outbuildings.
15 The spreading or discharging of treated liquid or solid waste onto the ground should only occur where the disposal area consists of soil and vegetation that has the capacity to store and use the waste without contaminating soil or surface or ground water resources or damaging crops.

16 Stock slaughter works, poultry processors, saleyards, piggeries, cattle feedlots, milking sheds, milk processing works, fish processing works, wineries, distilleries, tanneries and fellmongeries, composting works, waste or recycling depots and concrete batching works should have a wastewater management system that is designed so as not to discharge wastes generated by the premises:

(a) into any waters

(b) onto land in a place where it is reasonably likely to enter any waters by processes such as:

(i) seepage

(ii) infiltration

(iii) carriage by wind, rain, sea spray, or stormwater

(iv) the rising of the watertable.

17 (Conversion note - core policy for all Development Plans that contain or are likely to contain wineries) Winery waste management systems should be designed to ensure:

(a) surface runoff does not occur from the wastewater irrigation area at any time

(b) wastewater is not irrigated onto waterlogged areas, land within 50 metres of a creek, or swamp or domestic or stock water bore, or land subject to flooding, steeply sloping land, or rocky or highly permeable soil overlaying an unconfined aquifer

(c) wastewater is not irrigated over an area which is within 50 metres of any residence on neighbouring land or 10 metres of any type of publicly owned land

(d) wastewater is released using low trajectory low pressure sprinklers, drip irrigators or agricultural pipe, and is not sprayed more than 1.5 metres into the air or in fine droplets if there is a potential for the spread of diseases from the wastewater

(e) stormwater runoff from areas which are contaminated with grape or grape products is drained to winery waste management systems during vintage periods

(f) stormwater from roofs and clean hard paved surfaces is diverted away from winery waste management systems and disposed of in an environmentally sound manner or used for productive purposes.
OBJECTIVES

1. The orderly and economic development of waste management facilities in appropriate locations.

2. Minimisation of human and environmental health impacts from the location and operation of waste management facilities.

3. Protection of waste management facilities from incompatible development.

PRINCIPLES OF DEVELOPMENT CONTROL

1. Waste management facilities should be located and designed to minimise adverse impacts on both the site and surrounding areas from the generation of surface water and groundwater pollution, traffic, noise, odours, dust, vermin, weeds, litter, gas and visual impact.

2. Waste management facilities in the form of landfill and organic processing facilities should not be located in existing or future township, living, residential, centre, office, business, institutional or environmental protection, conservation, landscape, water protection and open space areas.

3. Waste management facilities should not be located where access to the facility requires, or is likely to involve, the use of non-arterial roads in adjacent residential areas.

4. Waste management facilities should:
   (a) be appropriately separated from sensitive land uses and environmentally sensitive areas
   (b) incorporate the separation distance between the waste operations area (including all closed, operating and future cells) and sensitive uses within the development site as illustrated in the figure below:

   ![Diagram](attachment:\Diagram.png)

   (c) not incorporate other land uses and activities within the separation distance unless they are compatible with both a waste management facility and any adjacent land uses.

5. Separation and/or noise attenuation should be used to ensure noise generation associated with the waste management operation does not unreasonably interfere with the amenity of sensitive land uses.
6 Sufficient area should be provided within the waste operations area for the:
   (a) maximum expected volume of material on the site at any one time
   (b) containment of potential groundwater and surface water contaminants
   (c) diversion of clean stormwater away from the waste and potentially contaminated areas.

7 Processing facilities and operational areas should be screened from public view.

8 Waste management sites should be accessed by appropriately constructed and maintained roads.

9 Traffic circulation movements within any waste management site should:
   (a) be of a dimension and constructed to support all vehicles transporting waste
   (b) enable all vehicles to enter and exit the site in a forward direction.

10 Suitable access for emergency vehicles should be provided to and within waste management sites.

11 Chain wire mesh or pre-coated painted metal fencing to a minimum height of 2 metres should be erected on the perimeter of a waste management facility site to prevent access other than at entry points.

12 Plant, equipment or activities that could cause a potential hazard to the public should be enclosed by a security fence.

13 Litter control measures that minimise the incidence of wind blown litter should be provided.

14 The waste operations area of a landfill or organic waste processing facility should be sited at least:
   (a) 3 kilometres from an airfield used by commercial aircraft to minimise the risk of bird strikes to aircraft
   (b) 500 metres from:
      (i) the boundaries of the allotment
      (ii) the nearest dwelling, shop, office, public institution or other building designed primarily for human occupation in the case of an organic waste processing facility for the composting of waste
   (c) 250 metres from a public open space reserve, forest reserve, national park, conservation zone or policy area
   (d) 100 metres from:
      (i) the nearest surface water (whether permanent or intermittent)
      (ii) a 1-in-100 year average return interval flood event area.

15 The waste operations area of a landfill should not be located on land:
   (a) that is subject to land slipping
   (b) with ground slopes greater than 10 per cent, except where the site incorporates a disused quarry.

16 The waste operations area of an organic waste processing facility should not be located on land:
   (a) that is subject to land slipping
(b) with ground slopes greater than 6 per cent

(c) where the interface of the engineered landfill liner and natural soils would be within any of the following:

   (i) 15 metres of unconfined aquifers bearing groundwater with less than 3000 milligrams per litre total dissolved salts

   (ii) 5 metres of groundwater with a water quality of 3000 to 12 000 milligrams per litre total dissolved salts

   (iii) 2 metres of groundwater with a water quality of greater than 12 000 milligrams per litre total dissolved salts.

17 Where required, a leachate barrier should be provided between the operational areas and underlying soil and groundwater.

18 Landfill activities that have a total storage capacity exceeding 230 000 cubic metres should make sustainable use of landfill gas emissions. For smaller landfill activities, if the sustainable use of the landfill gas emissions is not practical or feasible, flaring should be used to avoid gases being vented directly to the air.
Overlay Section
Refer to the Map Reference Tables for a list of maps that relate to this overlay.

The following policies apply to the ‘designated area’ marked on the relevant Overlay Map(s) - Affordable Housing.

**INTERPRETATION**

Where the Objectives and/or Principles of Development Control that apply in relation to this overlay are in conflict with the relevant General Objectives and/or Principles of Development Control in the Development Plan, the overlay will prevail.

**OBJECTIVES**

1 Affordable housing that is integrated into residential and mixed use development.

2 Development that comprises a range of affordable dwelling types that caters for a variety of household structures.

**PRINCIPLES OF DEVELOPMENT CONTROL**

1 Development comprising 20 or more dwellings should include a minimum of 15 per cent affordable housing unless:

   (a) located within an integrated development area (Conversion note: Optional) as designated on the Overlay Map(s) – Affordable Housing

   (b) it can be demonstrated that any shortfall in affordable housing from a preceding stage of development will be accommodated in a subsequent stage or stages.
Refer to the Map Reference Tables for a list of maps that relate to this overlay.

The following policies apply to the ‘designated area’ marked on the relevant Overlay Map(s) – Noise and Air Emissions.

INTERPRETATION

Where the Objectives and/or Principles of Development Control that apply in relation to this overlay are in conflict with the relevant General Objectives and/or Principles of Development Control in the Development Plan, the overlay will prevail.

OBJECTIVES

1 Protect community health and amenity from adverse impacts of noise and air emissions.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Noise and air quality sensitive development located adjacent to high noise and/or air pollution sources should:

   (a) shield sensitive uses and areas through one or more of the following measures:

      (i) placing buildings containing less sensitive uses between the emission source and sensitive land uses and areas

      (ii) within individual buildings, place rooms more sensitive to air quality and noise impacts (e.g. bedrooms) further away from the emission source

      (iii) erecting noise attenuation barriers provided the requirements for safety, urban design and access can be met

   (b) use building design elements such as varying building heights, widths, articulation, setbacks and shapes to increase wind turbulence and the dispersion of air pollutants provided wind impacts on pedestrian amenity are acceptable

   (c) locate ground level private open space, communal open space and outdoor play areas within educational establishments (including childcare centres) away from the emission source.
Strategic Transport Routes Overlay

Refer to the Map Reference Tables for a list of maps that relate to this overlay.

The following policies apply to the ‘designated area’ marked on the relevant Overlay Map(s) – Strategic Transport Routes.

INTERPRETATION

Where the Objectives and/or Principles of Development Control that apply in relation to this overlay are in conflict with the relevant General Objectives and/or Principles of Development Control in the Development Plan, the overlay will prevail.

OBJECTIVES

1 Development that recognises the importance of strategic transport routes and does not impede traffic flow or create hazardous conditions for pedestrians, cyclists or drivers of vehicles, including emergency services vehicles.

PRINCIPLES OF DEVELOPMENT CONTROL

1 Development adjacent to a strategic transport route should:

   (a) avoid the provision of parking on the main carriageway

   (b) be accessible via service roads, where possible, that provide:

       (i) parking off the main carriageway

       (ii) a buffer from the main carriageway for pedestrian and cycle activity

   (c) not impede the potential for overhead cabling and associated infrastructure to be established in an existing or proposed tram corridor.

2 Vehicular site access should not be provided along the main street frontage where an alternative access is available.

3 Development adjacent kerbside bus stops should be set back to provide sufficient space for indented bus bays with associated hard stand area, shelter and a 1.2 metre wide continuous accessible path behind the bus shelter.
Zone
Section
Airfield Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1. A zone primarily accommodating aircraft operations, passenger terminals, airport and aviation-related light industrial, service industrial, warehouse and storage purposes

2. (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type.

(Conversion note:
- refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements
- consider the role of the airport/airstrip – eg for scheduled air services, charter operations, flying training, access for the Royal Flying Doctor Service, gliding, aircraft maintenance, and/or agricultural operations or the like)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the zone:

   - air passenger or air freight terminal
   - aircraft related facility
   - airport
   - fuel depot
   - light industry ancillary to and in association with aviation activities
   - recreation area
   - service industry ancillary to and in association with aviation activities
   - shop within the terminal building
   - warehouse ancillary to and in association with aviation activities.

2. Development listed as non-complying is generally inappropriate.

3. Development that would be adversely affected by noise and other hazards caused by airport activities should not be undertaken in the zone.

4. Development should not impede the use of the zone for aviation purposes.

Form and Character

5. (Conversion note: optional text (core policy if a desired character statement exists for the zone) Development should not be undertaken unless it is consistent with the desired character for the zone.

6. Commercial and light industrial development located on the airport site should:

   (a) facilitate the more efficient operation of the airport
(b) be sited in defined clusters

(c) not adversely affect the amenity of surrounding land uses.

**Land Division**

7  *(Optional)* Land should not be divided except for the realignment of allotment boundaries, where this assists in the more efficient operation and use of the airport.

8  *(Optional)* There should be no increase in the total number of allotments in the zone.

**PROCEDURAL MATTERS**

**Complying Development**

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

*(Optional)* In addition, the following forms of development are designated as complying subject to the conditions contained in *Table X/X - Conditions for Complying Development*:

- Click and type .

*OR*

*(Optional)* In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Complying Criteria / Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*(Conversion notes:*

- pursuant to section 35(1a) of the *Development Act 1993*, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

**Non-complying Development**

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

*(Conversion note:*

- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community centre</td>
<td></td>
</tr>
<tr>
<td>Consulting room</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td></td>
</tr>
<tr>
<td>Educational establishment</td>
<td>Except where ancillary to and in association with aviation activities.</td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
</tbody>
</table>
Form of Development | Exceptions
---|---
Horticulture | 
Hotel | 
Intensive animal keeping | 
(Optional) Land division | Except where no additional allotments are created wholly or partly within the zone.

Motel | 
Nursing home | 
Place of worship | 
Pre-school | 
Residential flat building | 
Shop | Except where located within the terminal building.
Tourist accommodation | 
Waste reception, storage, treatment or disposal | 

Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional) Further, the following forms of development (except where the development is non-complying) are designated:*

| Category 1 | Category 2 |
Aquaculture Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1. A zone primarily for land-based facilities for marine-based aquaculture farms and for intensive animal keeping in the form of aquaculture, including associated support facilities.

2. (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type .

(Converson note:
• refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)
• consider the natural environment including major topographic features and coastal hazards)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the zone:
   - land-based aquaculture and related infrastructure
   - (Optional) boat launching facility
   - office in association with and ancillary to aquaculture
   - processing and packaging facility associated with and ancillary to aquaculture
   - storage and warehousing associated with and ancillary to aquaculture.

2. Dwellings or tourism development should only occur where it is in association with and ancillary to aquaculture.

3. Development listed as non-complying is generally inappropriate.

Form and Character

4. (Conversion note: core policy if a desired character statement exists for the zone) Development should not be undertaken unless it is consistent with the desired character for the zone.

5. A landscaped buffer of at least 30 (optional variable) metres in width should be provided in accordance with the following:
   (a) along the road boundary
   (b) along any boundary adjoining a living, tourist accommodation, rural living or rural land use.

6. (Optional) Buildings and structures should be a maximum of 8 (optional variable) metres in height.
7 (Optional) Development not capable of connection to a reticulated or similar water supply should provide water storage tanks with a total capacity of not less than 45 000 (optional variable) litres.

Coastal Hazards
8 (Conversion note: optional policy (apply this principle where specific floor level requirements are required and known)) Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:

(a) site levels are at least X (optional variable) metres Australian Height Datum

(b) building floor levels are at least X (optional variable) metres Australian Height Datum

(c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

9 (Conversion note: optional policy (use this principle where a setback is required to ensure future provision of coast protection works) Development should be set back a minimum of X (optional variable) metres from the seaward allotment boundary to allow for future coast protection works if required.

Land Division
10 Land division should create allotments that have an area not less than 1 (optional variable) hectare, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated.
Coastal Policy Area X

Refer to the Map Reference Tables for a list of the maps that relate to this policy area.

OBJECTIVES

Land Use

1. Land preserved for development that requires a coastal location while protecting natural features of the coast.

2. Land subject to inundation or susceptible to erosion kept free of development.

3. Development that contributes to the desired character of the policy area.

PRINCIPLES OF DEVELOPMENT CONTROL (Conversion note: procedure matters relating to this policy area are listed in the parent zone.)

1. Development should not be undertaken unless it is consistent with the desired character for the policy area.
PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table XIX - Conditions for Complying Development:

- Click and type .

OR

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
</table>

(Conversion notes:
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)
Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement and/or advertising hoarding</td>
<td>Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b):</td>
</tr>
<tr>
<td></td>
<td>(a) is adjacent to a road with a speed limit of less than 80 km/h</td>
</tr>
<tr>
<td></td>
<td>(b) has an advertisement area of 2 square metres or less and achieves all of the following:</td>
</tr>
<tr>
<td></td>
<td>(i) the message contained thereon relates entirely to a lawful use of land</td>
</tr>
<tr>
<td></td>
<td>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</td>
</tr>
<tr>
<td></td>
<td>(iii) the advertisement will not result in more than 2 advertisements on the allotment.</td>
</tr>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
<tr>
<td>Bus depot</td>
<td></td>
</tr>
<tr>
<td>Caravan park</td>
<td></td>
</tr>
<tr>
<td>Cemetery</td>
<td></td>
</tr>
<tr>
<td>Commercial forestry</td>
<td></td>
</tr>
<tr>
<td>Community centre</td>
<td></td>
</tr>
<tr>
<td>Consulting room</td>
<td></td>
</tr>
<tr>
<td>Crematorium</td>
<td></td>
</tr>
<tr>
<td>Dairy</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td>Except where all of the following apply:</td>
</tr>
<tr>
<td></td>
<td>(a) it is ancillary and in association with aquaculture</td>
</tr>
<tr>
<td></td>
<td>(b) it is on the same allotment as an aquaculture development.</td>
</tr>
<tr>
<td>Educational establishment</td>
<td>Except where all of the following apply:</td>
</tr>
<tr>
<td></td>
<td>(a) it is ancillary and in association with aquaculture</td>
</tr>
<tr>
<td></td>
<td>(b) it is on the same allotment as an aquaculture development.</td>
</tr>
<tr>
<td>Farming</td>
<td></td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Horse keeping</td>
<td></td>
</tr>
<tr>
<td>Form of development</td>
<td>Exceptions</td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Indoor recreation centre</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td>Except for the purposes of:</td>
</tr>
<tr>
<td></td>
<td>(a) land based aquaculture</td>
</tr>
<tr>
<td></td>
<td>(b) inlet and outlet pipes in association with aquaculture.</td>
</tr>
<tr>
<td>Mining</td>
<td></td>
</tr>
<tr>
<td>Motel</td>
<td></td>
</tr>
<tr>
<td>Motor repair station</td>
<td></td>
</tr>
<tr>
<td>Nursing home</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>Except where all of the following apply:</td>
</tr>
<tr>
<td></td>
<td>(a) it is in association with and ancillary to aquaculture development</td>
</tr>
<tr>
<td></td>
<td>(b) it is located on the same allotment as the aquaculture development.</td>
</tr>
<tr>
<td>Petrol filling station</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td></td>
</tr>
<tr>
<td>Pre-school</td>
<td></td>
</tr>
<tr>
<td>Primary School</td>
<td></td>
</tr>
<tr>
<td>Public service depot</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Service trade premises</td>
<td></td>
</tr>
<tr>
<td>Shop</td>
<td>Except where all of the following apply:</td>
</tr>
<tr>
<td></td>
<td>(a) the gross leasable area is 60 (optional variable) square metres or less</td>
</tr>
<tr>
<td></td>
<td>(b) it is in association with and ancillary to aquaculture</td>
</tr>
<tr>
<td></td>
<td>(c) it is located on the same allotment as the aquaculture development.</td>
</tr>
<tr>
<td>Stadium</td>
<td></td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Waste reception, storage, treatment or disposal</td>
<td>Except in association with and ancillary to aquaculture.</td>
</tr>
<tr>
<td>Wrecking yard</td>
<td></td>
</tr>
</tbody>
</table>
Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

(Convension note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).

(Optional) In addition, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Bulk Handling Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1. A zone in which agricultural and other commodities are received, stored and dispatched in bulk.

2. Buildings and structures screened from adjoining areas by landscaping, using locally indigenous plant species where possible.

3. Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type .

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the zone:
   - bulk handling and storage facility
   - office and workers’ amenities (operating as an adjunct to a bulk handling use of the site)
   - road transport terminal
   - value-adding industries associated with bulk commodities.

2. Development listed as non-complying is generally inappropriate.

3. Development unrelated to facilities associated with the reception, storage and dispatch of agricultural and other commodities in bulk, or value-adding industries processing such commodities, should not occur.

4. Development should not impede the on-going operation of facilities associated with the handling and storage of bulk commodities.

Form and Character

5. Development should not be undertaken unless it is consistent with the desired character for the zone.

6. Development associated with the handling and storage of bulk commodities, or value-adding processing, should be undertaken in a manner that minimises adverse off site impacts on sensitive land uses.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.
(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table XIX – Conditions for Complying Development:

- Click and type

OR

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

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<thead>
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<th>Complying criteria / conditions</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Conversion notes:
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- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
<tr>
<td>Community centre</td>
<td></td>
</tr>
<tr>
<td>Consulting room</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td></td>
</tr>
<tr>
<td>Educational establishment</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Motel</td>
<td></td>
</tr>
<tr>
<td>Motor repair station</td>
<td></td>
</tr>
<tr>
<td>Nursing home</td>
<td></td>
</tr>
<tr>
<td>Petrol filling station</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td></td>
</tr>
<tr>
<td>Pre-school</td>
<td></td>
</tr>
</tbody>
</table>
### Form of development

<table>
<thead>
<tr>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential flat building</td>
</tr>
<tr>
<td>Shop</td>
</tr>
<tr>
<td>Special industry</td>
</tr>
<tr>
<td>Tourist accommodation</td>
</tr>
<tr>
<td>Waste reception, storage, treatment or disposal</td>
</tr>
<tr>
<td>Wrecking yard</td>
</tr>
</tbody>
</table>

### Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional)* Further, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>(Optional)</em> Bulk handling and storage facilities</td>
<td></td>
</tr>
</tbody>
</table>
Bulky Goods Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone accommodating a range of buildings used for bulky goods outlets and service trade premises.

2 (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

- bulky goods outlet
- service trade premises that comprise only indoor displays or are primarily for the sale, rental or display of building materials, landscaping materials, sheds, domestic garages or outbuildings.

2 Development listed as non-complying is generally inappropriate.

3 Bulky goods outlets and service trade premises should have a gross leasable area of 500 square metres or more for each individual tenancy.

4 Restaurants and cafes should only be located in bulky goods outlets or service trade premises that are larger than 2000 square metres, and should not have a gross leaseable area of 150 square metres or more.

5 Warehouses and stores should only be developed if they are ancillary to and in association with a bulky goods outlet or service trade premises.

6 A childcare facility should not be developed unless it is ancillary to and in association with a bulky goods outlet or service trade premises.

Form and Character

7 (Conversion note: optional text (core policy if a desired character statement exists for the zone) Development should not be undertaken unless it is consistent with the desired character for the zone.

8 Pick-up areas should be provided to avoid the necessity for customers to carry large items to vehicles.

Land Division

9 (Optional) Land division should create allotments that:

(a) are of a size and shape suitable for the intended use
Zone Section
Bulky Goods Zone

(b) have an area of not less than \( X \) (optional variable) square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated.

(c) have a frontage to a public road of at least \( X \) (optional variable) metres.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X – Conditions for Complying Development:

- Click and type.

OR

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
</table>

(Conversion notes:
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- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
</tr>
<tr>
<td>Cemetery</td>
<td></td>
</tr>
<tr>
<td>Community centre</td>
<td></td>
</tr>
<tr>
<td>Consulting room</td>
<td></td>
</tr>
<tr>
<td>Crematorium</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td></td>
</tr>
<tr>
<td>Educational establishment</td>
<td></td>
</tr>
</tbody>
</table>
### Form of development

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>General industry</td>
<td></td>
</tr>
<tr>
<td>Horse keeping</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Indoor recreation centre</td>
<td></td>
</tr>
<tr>
<td>Motel</td>
<td></td>
</tr>
<tr>
<td>Motor repair station</td>
<td></td>
</tr>
<tr>
<td>Nursing home</td>
<td></td>
</tr>
<tr>
<td>Petrol filling station</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Shop or group of shops</td>
<td>Excep where it achieves one of the following:</td>
</tr>
<tr>
<td></td>
<td>(a) The shop is a bulky goods outlet with a gross leasable area of 500 square metres or more</td>
</tr>
<tr>
<td></td>
<td>(b) The shop is a restaurant.</td>
</tr>
<tr>
<td>Special industry</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Tourist accommodation</td>
<td></td>
</tr>
<tr>
<td>Waste reception, storage, treatment or disposal</td>
<td></td>
</tr>
<tr>
<td>Wrecking yard</td>
<td></td>
</tr>
</tbody>
</table>

**Public Notification**

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

*Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3)*.

*Optional* Further, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
</table>
Caravan and Tourist Park Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1. A zone primarily for short-term tourist accommodation and associated facilities.

2. A zone accommodating a range of short-term tourist accommodation predominantly in the form of caravan and camping sites, cabins, serviced apartments and transportable dwellings (Conversion note: the words ‘transportable dwelling’ are optional depending on the character of the zone and the words ‘serviced apartments’ only apply to the NPSP Council Development Plan) surrounded by open landscaped areas.

3. Development that is designed to enhance the natural features of the local environment, including visual amenity, landforms, fauna and flora.

4. (Conversion note: This objective only applies to the Onkaparinga Development Plan) The protection of the Aldinga Scrub Conservation Park from the adverse impacts of development.

5. Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This zone primarily accommodates a range of tourist accommodation uses, including camping sites, caravans and cabins.

Dwellings and long-term accommodation will not lead to the displacement of existing tourist accommodation in high demand locations. (Conversion note: this paragraph does not apply to the Port Adelaide Enfield Council Development Plan)

Circulation and movement within the park will be pedestrian friendly and promote low speed vehicle movement.

The inclusion of long-term accommodation will not lead to the displacement of existing tourist accommodation. (Conversion note: this paragraph only applies to the Port Adelaide Enfield Council Development Plan)

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the zone:

   - amenity block, including shower, toilet and laundry facilities
   - cabin
   - caravan park
   - caravan permanently fixed to land
   - camping ground
   - recreation area including tennis court, basketball court, playground
   - swimming pool/spa
tourist park and other forms of tourist accommodation. (Conversion note: the words ‘and other forms of tourist accommodation’ do not apply to the Holdfast Bay Council Development Plan)

2 Development listed as non-complying is generally inappropriate.

**Form and Character**

3 Development should not be undertaken unless it is consistent with the desired character for the zone.

4 Permanent buildings should be limited to a dwelling (manager’s house), shop (in association with and ancillary to a caravan and tourist park), community or recreational facility and toilets/amenities.

5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.

6 The total number of tourist accommodation sites in the park should be at least 60 per cent of the total number of sites available.

7 Every caravan, cabin and dwelling site should be greater than 81 square metres in area.

8 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area. (Conversion note: this PDC is core for the Holdfast Bay Council, the Norwood Payneham St Peters Council and the Port Adelaide Enfield Council Development Plans)

**Car Parking and Access**

9 Every caravan, cabin or dwelling site should have parking for at least 1 vehicle, either located on the site or grouped within the park.

10 Internal road surfaces should be surfaced to prevent dust becoming a nuisance.

**Street and Boundary Setbacks**

11 Every dwelling, annex, caravan fixed to land, recreational facility or amenities building should be setback a minimum of:

(a) 1 metre from an internal road

(b) 6 metres from a public road

(c) 2 metres from the boundary of the caravan park or camping ground.

**Natural Hazards**

12 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so that they can be removed in the event of a hazard.

**Land Division**

13 No additional allotment(s) should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

**PROCEDURAL MATTERS**

**Complying Development**

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.
(Conversion notes:
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
<tr>
<td>Bus depot</td>
<td></td>
</tr>
<tr>
<td>Cemetery</td>
<td></td>
</tr>
<tr>
<td>Commercial forestry</td>
<td></td>
</tr>
<tr>
<td>Community centre</td>
<td>Except where in association with and ancillary to tourist accommodation.</td>
</tr>
<tr>
<td>Consulting room</td>
<td></td>
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<tr>
<td>Crematorium</td>
<td></td>
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<tr>
<td>Dairy</td>
<td></td>
</tr>
<tr>
<td>Dam</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td>Except for a manager’s residence in association with and ancillary to tourist accommodation.</td>
</tr>
<tr>
<td>Educational establishment</td>
<td></td>
</tr>
<tr>
<td>Farming</td>
<td></td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Horse keeping</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Indoor recreation centre</td>
<td>Except where in association with and ancillary to tourist accommodation.</td>
</tr>
<tr>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Land division which results in the creation of additional allotment(s) either wholly or partly within the zone.</td>
<td>Except where a lease or licence agreement is made, granted or accepted under the Residential Parks Act 2007.</td>
</tr>
<tr>
<td>Form of Development</td>
<td>Exceptions</td>
</tr>
<tr>
<td>----------------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Marina</td>
<td></td>
</tr>
<tr>
<td>Motor repair station</td>
<td></td>
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<tr>
<td>Nursing home</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>Except where in association with and ancillary to tourist accommodation.</td>
</tr>
<tr>
<td>Petrol filling station</td>
<td></td>
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<tr>
<td>Place of worship</td>
<td></td>
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<tr>
<td>Pre-school</td>
<td></td>
</tr>
<tr>
<td>Prescribed mining operations</td>
<td></td>
</tr>
<tr>
<td>Public service depot</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td>Except where it is both:</td>
</tr>
<tr>
<td></td>
<td>(a) less than 150 square metres (Conversion note: core measure is ‘150 square metres’, the variable ‘250 square metres’ must be applied to the Holdfast Bay Development Plan) in gross floor area</td>
</tr>
<tr>
<td></td>
<td>(b) in association with and ancillary to tourist accommodation.</td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Service trade premises</td>
<td></td>
</tr>
<tr>
<td>Shop or group of shops</td>
<td>Except where it is both:</td>
</tr>
<tr>
<td></td>
<td>(a) less than 150 square metres (Conversion note: core measure is ‘150 square metres’, the variable ‘250 square metres’ must be applied to the Holdfast Bay Development Plan) in gross floor area</td>
</tr>
<tr>
<td></td>
<td>(b) in association with and ancillary to tourist accommodation.</td>
</tr>
<tr>
<td>Stadium</td>
<td></td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Store</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td></td>
</tr>
<tr>
<td>Waste reception, storage, treatment or disposal</td>
<td></td>
</tr>
<tr>
<td>Wrecking yard</td>
<td></td>
</tr>
</tbody>
</table>
Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Further, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amenity block, including shower, toilet, laundry and kitchen facilities</td>
<td></td>
</tr>
<tr>
<td>Cabin</td>
<td></td>
</tr>
<tr>
<td>Camping ground</td>
<td></td>
</tr>
<tr>
<td>Caravan park</td>
<td></td>
</tr>
<tr>
<td>Caravan permanently fixed to land</td>
<td></td>
</tr>
<tr>
<td>Recreation area</td>
<td></td>
</tr>
<tr>
<td>Swimming pool</td>
<td></td>
</tr>
<tr>
<td>Tourist park</td>
<td></td>
</tr>
</tbody>
</table>
Coastal Conservation Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1. To enhance and conserve the natural features of the coast including visual amenity, landforms, fauna and flora.

2. (Core policy in relevant Greater Adelaide Development Plans only) To contribute to the Metropolitan Open Space System (MOSS).

3. (Core policy for Eyre Peninsula coastal Development Plans and other relevant Development Plans) Low-intensity recreational uses located where environmental impacts on the coast will be minimal.

4. (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type .

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements. Also consider the natural environment, including major topographic features and coastal hazards - example text: Parts of the zone are at risk of coastal flooding and erosion and this risk will increase in the event of future sea level rise due to climate change (include risk of coastal acid sulfate soils if relevant))

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the zone:

   - conservation work
   - interpretive signage and facility
   - (Core policy for non Eyre Peninsula coastal Development Plans) small scale tourism/visitor facility (excluding accommodation)
   - (Core policy for Eyre Peninsula coastal Development Plans) nature based/eco tourist accommodation.

2. Development listed as non-complying is generally inappropriate.

3. Buildings and structures should mainly be for essential purposes, such as shelters and toilet facilities associated with public recreation, navigation purposes or necessary minor public works.

4. Development involving the removal of shell grit or sand, other than for coastal protection works purposes, or the disposal of domestic and industrial waste should not be undertaken.

5. Aquaculture inlet and outlet pipes should not be developed unless 1 or more of the following applies:
   
   (a) the adjoining land is located in an aquaculture zone
   
   (b) the environmental impacts will be minimal.
Form and Character

6 \(\text{(Conversion note: optional text (core policy if a desired character statement exists for the zone)}\)

Development should not be undertaken unless it is consistent with the desired character for the zone.

7 Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.

8 Development should:

(a) not adversely impact on the ability to maintain the coastal frontage in a stable and natural condition

(b) minimise vehicle access points to the area that is the subject of the development

(c) be landscaped with locally indigenous plant species to enhance the amenity of the area and to screen buildings from public view

(d) utilise external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.

9 Where public access is necessary in sensitive locations, walkways and fencing should be provided to effectively control access.

10 \(\text{(Core policy for Eyre Peninsula coastal Development Plans)}\) Development should:

(a) be self-sufficient in terms of infrastructure and services, such as water, sewerage, electricity and waste disposal, unless existing infrastructure is available that can accommodate the projected demand from the development

(b) minimise impacts on the natural surrounding environment by containing construction within a tightly defined site boundary

(c) not obscure existing views to coastal features or be visibly prominent from key public vantage points, including public roads or car parking areas

(d) avoid areas that may endanger or threaten important nesting or breeding areas or the movement/migration patterns of fauna.

11 \(\text{(Core policy for Eyre Peninsula coastal Development Plans)}\) Tourist accommodation should be limited to:

(a) sustainably designed nature-based development that complements the natural landscape and has minimal impact on the natural environment

(b) one tourist accommodation development per 25 kilometres, measured in a straight line from allotment boundary to allotment boundary, within the zone.

12 \(\text{(Core policy for Eyre Peninsula coastal Development Plans)}\) Tourist accommodation should be designed to minimise the potential conversion of buildings into dwellings such as through shared facilities, grouped accommodation and/or shared parking.

13 \(\text{(Core policy for Eyre Peninsula coastal Development Plans)}\) Car parking and access points to development should, wherever practicable, be:

(a) constructed of a permeable surface

(b) located on cleared land or along property boundaries to avoid the unnecessary removal of native vegetation.
14 (Core policy for Eyre Peninsula coastal Development Plans) Parking for tourist accommodation should be:

(a) a maximum of 1 space per tourist accommodation unit, plus parking for employees

(b) grouped in one location, unless it can be demonstrated that an alternative arrangement will reduce the impact on the natural environment

(c) located in an area where minimal vegetation clearance is required.

Land Division

15 (Core policy for Development Plans not covered by PDC 15) Land division should only occur where:

(a) no additional allotments are created wholly or partly within the zone

(b) there is no increase in the number of allotments with direct access to the coast or a reserve including by creation of land under rights of way or community titles.

16 (Core policy for Eyre Peninsula coastal Development Plans) Land division should only occur where either of the following applies:

(a) the division would create an allotment greater than 5 hectares to accommodate an existing tourist accommodation development

(b) the division would not create any additional allotments either wholly or partly within the zone and would not increase the number of allotments with direct access to the coast or a reserve, including through the creation of land under rights of way or community title.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

No other forms of development are complying in the zone.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note: 
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement and/or advertising hoarding</td>
<td>Except in association with conservation works for tourist information purposes.</td>
</tr>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
<tr>
<td>Bus depot</td>
<td></td>
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<tr>
<td>Caravan park</td>
<td></td>
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<tr>
<td>Cemetery</td>
<td></td>
</tr>
<tr>
<td>Form of Development</td>
<td>Exceptions</td>
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<tr>
<td>---------------------</td>
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</tr>
<tr>
<td>Commercial forestry</td>
<td></td>
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<tr>
<td>Community centre</td>
<td></td>
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<tr>
<td>Consulting room</td>
<td></td>
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<tr>
<td>Crematorium</td>
<td></td>
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<tr>
<td>Dairy</td>
<td></td>
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<tr>
<td>Dam</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td>Except where used for the purposes of administering either or both of the:</td>
</tr>
<tr>
<td></td>
<td>(a) National Parks and Wildlife Act 1972</td>
</tr>
<tr>
<td>Educational establish</td>
<td></td>
</tr>
<tr>
<td>Farming</td>
<td>Core policy where the council has reviewed their coastal zone boundaries to primarily exclude farm land, otherwise optional in other Development Plans</td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Horse keeping</td>
<td></td>
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<tr>
<td>Horticulture</td>
<td></td>
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<tr>
<td>Hospital</td>
<td></td>
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<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Indoor recreation centre</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td>Except inlet and outlet pipes in association with aquaculture.</td>
</tr>
<tr>
<td>Land division</td>
<td>Except where all of the following apply:</td>
</tr>
<tr>
<td></td>
<td>(a) no additional allotments are created wholly or partly within the zone</td>
</tr>
<tr>
<td></td>
<td>(b) it results in allotments of greater than X (optional variable) hectares</td>
</tr>
<tr>
<td></td>
<td>(c) there is no increase in the number of allotments with frontage or direct access to the coast.</td>
</tr>
<tr>
<td></td>
<td>(Core policy for Eyre Peninsula coastal Development Plans, instead of preceding text) Except where the development achieves either (a) or (b):</td>
</tr>
<tr>
<td></td>
<td>(a) it would create an allotment greater than 5 hectares to accommodate an existing tourist accommodation development</td>
</tr>
<tr>
<td></td>
<td>(b) both of the following apply:</td>
</tr>
<tr>
<td></td>
<td>(i) no additional allotments are created wholly or partly within the zone</td>
</tr>
<tr>
<td></td>
<td>(ii) there is no increase in the number of allotments with frontage or direct access to the coast.</td>
</tr>
<tr>
<td>Marina</td>
<td></td>
</tr>
<tr>
<td>Form of Development</td>
<td>Exceptions</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Motel</td>
<td></td>
</tr>
<tr>
<td>Motor repair station</td>
<td></td>
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<tr>
<td>Nursing home</td>
<td></td>
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<tr>
<td>Office</td>
<td>Except where used for the purposes of administering the National Parks and</td>
</tr>
<tr>
<td>Petrol filling station</td>
<td></td>
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<tr>
<td>Place of worship</td>
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<tr>
<td>Pre-school</td>
<td></td>
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<tr>
<td>Prescribed mining operations</td>
<td></td>
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<tr>
<td>Public service depot</td>
<td></td>
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<td>Residential flat building</td>
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<td></td>
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<tr>
<td>Stock sales yard</td>
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<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Store</td>
<td></td>
</tr>
<tr>
<td>Tourist accommodation</td>
<td><em>(Core policy for Eyre Peninsula coastal Development Plans)</em> Except where</td>
</tr>
<tr>
<td></td>
<td>the development achieves all of the following:</td>
</tr>
<tr>
<td></td>
<td>(a) it is located on one allotment that is greater than 5 hectares in area</td>
</tr>
<tr>
<td></td>
<td>(b) it is located at least 25 kilometres, measured in a straight line from</td>
</tr>
<tr>
<td></td>
<td>allotment boundary to allotment boundary, from the site of an approved or</td>
</tr>
<tr>
<td></td>
<td>existing tourist accommodation development within the zone</td>
</tr>
<tr>
<td></td>
<td>(c) it comprises a minimum of 11 and a maximum of 50 tourist accommodation</td>
</tr>
<tr>
<td></td>
<td>units</td>
</tr>
<tr>
<td></td>
<td>(d) it is setback a minimum of 100 metres from the Mean High Water Mark</td>
</tr>
<tr>
<td></td>
<td>(e) it is not located on a coastal wetland, beach or dune</td>
</tr>
<tr>
<td>Warehouse</td>
<td></td>
</tr>
<tr>
<td>Waste reception, storage,</td>
<td></td>
</tr>
<tr>
<td>treatment or disposal</td>
<td><em>(Core policy for Eyre Peninsula coastal Development Plans)</em> Except where</td>
</tr>
<tr>
<td></td>
<td>in association with a tourist development.</td>
</tr>
<tr>
<td>Water tank</td>
<td><em>(Core policy for Eyre Peninsula coastal Development Plans)</em> Except where</td>
</tr>
<tr>
<td>Wrecking yard</td>
<td>in association with a tourist development.</td>
</tr>
</tbody>
</table>
Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional)* Further, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Coastal Marina Zone

Refer to the Map Reference Table for a list of the maps that relate to this zone.

OBJECTIVES

1. A zone that provides for a marina and maritime development.

2. Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements. Also consider the natural environment, including major topographic features and coastal hazards - example text: Parts of the zone are at risk of coastal flooding and erosion and this risk will increase in the event of future sea level rise due to climate change (include risk of coastal acid sulfate soils if relevant))

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the zone:
   - boat berth, jetty, pier and pontoons
   - boat construction, maintenance, repair or sale
   - boat servicing facility (including fuel supply, power, water, effluent pump, toilets and showers)
   - coastal protection work
   - clubroom in association with a marina
   - loading and unloading facility
   - marina
   - maritime structures
   - parking for vehicles and boats
   - small scale tourist development
   - storage
   - wastewater collection, storage and transfer facility.

2. Development listed as non-complying is generally inappropriate.

Form and Character

3. Development should not be undertaken unless it is consistent with the desired character for the zone.

4. Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:
   - there are practical measures available to protect the development against an additional sea level rise of 0.7 metres
   - there is an allowance to accommodate land subsidence until the year 2100 at the site
   - site levels are in accordance with those outlined in following table:
Location of development | Minimum site level (metres Australian Height Datum) | Minimum floor level (metres Australian Height Datum)
--- | --- | ---
On land | X (optional variable) | X (optional variable)
(Optional) Over water | X (optional variable) | X (optional variable)

5 (Optional) Over water development should be limited to boat berthing, boat servicing facilities, walkways and channel markers.

6 (Optional) Buildings and structures on land should be setback at least X (optional variable) from the waterfront.

7 (Optional) Public access to the waterfront should be maintained in accordance with Concept Plan Map X/X – Title. (optional in accordance with Concept Plan Map X/X- Title).

**Land Division**

8 (Optional) Land division should create allotments with an area greater than X square metres.

**PROCEDURAL MATTERS**

**Complying Development**

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X – Conditions for Complying Development:

- Click and type

**OR**

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
</table>

*(Conversion notes:)*

- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan

**Non-complying Development**

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

*(Conversion note:)*

- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)
### Form of Development

<table>
<thead>
<tr>
<th></th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consulting room</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td></td>
</tr>
<tr>
<td>Service trade premises</td>
<td></td>
</tr>
<tr>
<td>Shop or group of shops</td>
<td>Except where the gross leasable area is 50 (optional variable) square metres or less.</td>
</tr>
<tr>
<td>Special industry</td>
<td></td>
</tr>
</tbody>
</table>

### Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional)* In addition, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Coastal Open Space Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1 Coastal land protected from development other than that necessary for conservation, recreational activity and public facilities.

2 Preservation and upgrading of the scenic character of the coastal landscape and foreshore areas fronting urban areas, townships or settlements.

3 Development of foreshore areas for a range of passive and active outdoor recreation activities and open space development, conservation and revegetation, in a parkland setting.

4 Land subject to inundation or susceptible to erosion kept free of development.

5 (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements. Also consider the natural environment, including major topographic features and coastal hazards - example text: Parts of the zone are at risk of coastal flooding and erosion and this risk will increase in the event of future sea level rise due to climate change (include risk of coastal acid sulfate soils if relevant))

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

- coastal protection works
- community recreation facility directly related to water activities (such as sailing clubs, boat ramps)
- conservation works
- jetty and boat ramp
- recreation area
- toilet blocks and barbeque facilities
- public car parking.

2 Development listed as non-complying is generally inappropriate.

3 The provision of facilities should be related to the demand for such facilities so as to prevent oversupply and inappropriate siting.

4 Development should be for public purposes and use.

Form and Character

5 (Conversion note: optional text (core policy if a desired character statement exists for the zone) Development should not be undertaken unless it is consistent with the desired character for the zone).
Development should not diminish the ability of the public to use and enjoy the coast or to gain access to the foreshore.

Development should be of a high standard of coordinated design with an emphasis on the creation of pedestrian areas.

Community facilities including shelters, boat ramps, public conveniences and kiosks, should be sited in convenient and accessible locations linked to the surrounding vehicular and pedestrian movement networks.

Development should be designed and sited to be compatible with conservation and enhancement of the coastal environment and scenic beauty of the zone.

(Optional – to be applied where specific floor level requirements are required and known) Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:

(a) site levels are at least X (optional variable) metres Australian Height Datum

(b) building floor levels are at least X (optional variable) metres Australian Height Datum

(c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

(Optional – where a setback is required to ensure future provision of coast protection works) Development should be set back a minimum of X (optional variable) metres from the seaward allotment boundary to allow for future coast protection works if required.

Land Division

Land division should not be undertaken except where:

(a) it will facilitate an envisaged use within the zone

(b) no additional allotments are created

(c) there is no increase in the number of allotments with frontage or direct access to the coast.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X – Conditions for Complying Development:

- Click and type

OR

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
</table>

160
Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bus depot</td>
<td></td>
</tr>
<tr>
<td>Caravan park</td>
<td></td>
</tr>
<tr>
<td>Cemetery</td>
<td></td>
</tr>
<tr>
<td>Commercial forestry</td>
<td></td>
</tr>
<tr>
<td>Community centre</td>
<td></td>
</tr>
<tr>
<td>Consulting room</td>
<td></td>
</tr>
<tr>
<td>Crematorium</td>
<td></td>
</tr>
<tr>
<td>Dairy</td>
<td></td>
</tr>
<tr>
<td>Dam</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td></td>
</tr>
<tr>
<td>Educational establish</td>
<td></td>
</tr>
<tr>
<td>Farming</td>
<td></td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Horse keeping</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Land division</td>
<td>Except where both of the following apply:</td>
</tr>
<tr>
<td></td>
<td>(a) no additional allotments are created wholly or partly within the zone</td>
</tr>
<tr>
<td></td>
<td>(b) there is no increase in the number of allotments with frontage or direct access to the coast.</td>
</tr>
<tr>
<td>Motel</td>
<td></td>
</tr>
</tbody>
</table>
### Form of Development

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Motor repair station</td>
<td></td>
</tr>
<tr>
<td>Nursing home</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Petrol filling station</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td></td>
</tr>
<tr>
<td>Pre-school</td>
<td></td>
</tr>
<tr>
<td>Prescribed mining operations</td>
<td></td>
</tr>
<tr>
<td>Public service depot</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Service trade premises</td>
<td></td>
</tr>
<tr>
<td>Shop or group of shops</td>
<td>Except where the gross leasable area is 80 (optional variable) square metres or less.</td>
</tr>
<tr>
<td>Stadium</td>
<td></td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Store</td>
<td></td>
</tr>
<tr>
<td>Tourist accommodation</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td></td>
</tr>
<tr>
<td>Waste reception, storage, treatment or disposal</td>
<td></td>
</tr>
<tr>
<td>Water tank</td>
<td></td>
</tr>
<tr>
<td>Wrecking yard</td>
<td></td>
</tr>
</tbody>
</table>

### Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional) Further, the following forms of development (except where the development is non-complying) are designated:*

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
</table>

162
Coastal Settlement Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1. The protection of the natural coastal environment from inappropriate development.
2. Existing dwellings upgraded to enhance amenity and incorporating environmental improvements.
3. Land subject to inundation or susceptible to erosion kept free of development.
4. Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements. Also consider the natural environment, including major topographic features and coastal hazards - example text: Parts of the zone are at risk of coastal flooding and erosion and this risk will increase in the event of future sea level rise due to climate change (include risk of coastal acid sulfate soils if relevant))

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the zone:
   - coastal protection work
   - detached dwelling
   - outbuilding associated with a dwelling
   - tourist/visitor facility (other than accommodation).
2. Development listed as non-complying is generally inappropriate.
3. Dwellings should be upgraded to assist environmental improvements, including by the provision of approved waste control systems and effluent disposal, building setbacks and site coverage requirements, and reduction of the level of hazard risk.
4. Not more than one dwelling should be erected on an allotment.
5. Where there is an existing dwelling on an allotment, ancillary buildings should be limited to:
   (a) one garage and one shed
   (b) rainwater tank(s) and tank stand(s)
   (c) open-sided garden structures, eg pergolas and gazebos.
6. Outbuildings should only be constructed in association with an existing dwelling and should not exceed 54 (optional variable) square metres in total floor area.
7 Water tanks and associated stands should only be erected in association with an existing dwelling.

**Form and Character**

8 *(Conversion note: core policy if a desired character statement exists for the zone)* Development should not be undertaken unless it is consistent with the desired character for the zone.

9 Development should:

   (a) minimise vehicle access points to the area that is the subject of the development

   (b) ensure access to the coast is sited to avoid adverse impact on the environment

   (c) be sited so that views to the coast are maintained where possible.

10 Additions or alterations to or replacement of an existing dwelling should:

   (a) not exceed one-storey in height other than where required to increase the elevation to minimise the potential for personal or property damage as a result of inundation

   (b) not be sited closer to the waterfront than any part of the existing dwelling

11 *(Optional: core policy if required site levels are known)* Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:

   (a) site levels are at least \(X\) *(optional variable)* metres Australian Height Datum

   (b) building floor levels are at least \(X\) *(optional variable)* metres Australian Height Datum

   (c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

12 *(Optional use where a setback is required to ensure future provision of coast protection works)* Development should be set back a minimum of \(X\) *(optional variable)* metres from the seaward allotment boundary to allow for future coast protection works if required.

13 *(Optional)* Dwellings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from primary road frontage</td>
<td>(X) <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Minimum setback from secondary road frontage</td>
<td>(X) <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Minimum setback from side boundaries</td>
<td>(X) <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Minimum setback from back boundary</td>
<td>(X) <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Maximum site coverage</td>
<td>(X) <em>(optional variable)</em> per cent</td>
</tr>
<tr>
<td>Maximum wall height (one storey)</td>
<td>3 metres</td>
</tr>
<tr>
<td>For the purpose of this principle, the height of dwellings is not considered to include any elevation necessary to minimise the potential for personal or property damage as a result of flood.</td>
<td></td>
</tr>
<tr>
<td>Maximum building height (from natural ground level)</td>
<td>(X) <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Minimum area of private open space</td>
<td>(X) <em>(optional variable)</em> square metres</td>
</tr>
<tr>
<td>Minimum number of on site car parking spaces</td>
<td>(X) <em>(optional variable)</em> metres</td>
</tr>
</tbody>
</table>
**Zone Section**

**Coastal Settlement Zone**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>(one of which should be covered)</td>
<td></td>
</tr>
<tr>
<td>Minimum setback from mean high water mark</td>
<td>( X ) ((\text{optional variable})) metres</td>
</tr>
</tbody>
</table>

**Land Division**

14 Land should not be divided unless:

(a) \((\text{Optional})\) the resultant allotments are greater than \( X \) \((\text{optional variable})\) square metres

(b) for creating an allotment to accommodate an existing dwelling

(c) for creating a public road or a public reserve

(d) for a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.

**PROCEDURAL MATTERS**

**Complying Development**

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

\((\text{Optional})\) In addition, the following forms of development are designated as complying subject to the conditions contained in Table \( X/X \) - Conditions for Complying Development:

- Click and type

**OR**

\((\text{Optional})\) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
</table>

(Conversion notes:

- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

**Non-complying Development**

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:

- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Form of development</td>
<td>Exceptions</td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| Advertisement and/or advertising hoarding | Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b): (a) is adjacent to a road with a speed limit of less than 80 km/h  
(b) has an advertisement area of 2 square metres or less and achieves all of the following: (i) the message contained thereon relates entirely to a lawful use of land  
(ii) the advertisement is erected on the same allotment as the use it seeks to advertise  
(iii) the advertisement will not result in more than two advertisements on the allotment. |
| Amusement machine centre            |                                                                                                |
| Cemetery                            |                                                                                                |
| Commercial forestry                 |                                                                                                |
| Community centre                    |                                                                                                |
| Consulting room                     |                                                                                                |
| Crematorium                         |                                                                                                |
| Dairy                               |                                                                                                |
| Dwelling                            | Except a detached dwelling that will not result in more than one dwelling on an allotment.      |
| Educational establishment           |                                                                                                |
| Fuel depot                          |                                                                                                |
| Horse keeping                       |                                                                                                |
| Horticulture                        |                                                                                                |
| Hospital                            |                                                                                                |
| Hotel                               |                                                                                                |
| Indoor recreation centre            |                                                                                                |
| Industry                            |                                                                                                |
| Intensive animal keeping            |                                                                                                |
| Land division                       | Except where the land division: (a) (Optional (a)) results in allotments of greater than X (optional variable) square metres  
(b) is for one or more of the following purposes: (i) to accommodate an existing dwelling  
(ii) to create a road reserve or public reserve  
(iii) adjustment of allotment boundaries where no new allotments are created partly or wholly in the zone. |
| Motor repair station                 |                                                                                                |
| Nursing home                        |                                                                                                |
| Office                              |                                                                                                |
### Form of development | Exceptions
---|---
Petrol filling station |  
Place of worship |  
Pre-school |  
Prescribed mining operations |  
Public service depot |  
Residential flat building |  
Road transport terminal |  
Service trade premises |  
Shop or group of shops | Except where the gross leasable area is 80 (optional variable) square metres or less.  
Stadium |  
Stock sales yard |  
Stock slaughter works |  
Store |  
Warehouse |  
Waste reception, storage, treatment or disposal |  
Wrecking yard |  

### Public Notification
Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

*Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3.*

*Optional* Further, the following forms of development (except where the development is non-complying) are designated:

| Category 1 | Category 2 |
Commercial Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone accommodating a range of commercial and business land uses.

2 Development that minimises any adverse impacts upon the amenity of the locality within the zone.

3 (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type

(Optional conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 (Optional select or add uses as appropriate) The following forms of development are envisaged in the zone:

   - bulky goods outlet
   - consulting room
   - light industry
   - motor vehicle related business other than wrecking yard
   - office
   - petrol filling station
   - service trade premises
   - shop with a gross leasable area less than 250 (optional variable) square metres
   - store
   - warehouse.

2 Development listed as non-complying is generally inappropriate.

3 Retail development in the zone should not hinder the development or function of any centre zone.

4 Shops, other than a bulky goods outlet, should have a gross leasable area less than 250 (optional variable) square metres.

Form and Character

5 (Conversion note: optional text (core policy if a desired character statement exists for the zone)) Development should not be undertaken unless it is consistent with the desired character for the zone.

Land Division

6 Land division should create allotments that vary in size and are suitable for a variety of commercial activities and should have:
(a) an area of not less than $X$ (optional variable) square metres

(b) an average width of at least $X$ (optional variable) metres.

**PROCEDURAL MATTERS**

**Complying Development**

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

*(Optional)* In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X – Conditions for Complying Development:

- Click and type

**OR**

*(Optional)* In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
</table>

*(Conversion notes:*

- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan

**Non-complying Development**

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

*(Conversion note:*

- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dairy</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td></td>
</tr>
<tr>
<td>Educational establish</td>
<td></td>
</tr>
<tr>
<td>Farm building</td>
<td></td>
</tr>
<tr>
<td>Farming</td>
<td></td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>General industry</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
</tbody>
</table>
## Form of development

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Nursing home</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td></td>
</tr>
<tr>
<td>Pre-school</td>
<td></td>
</tr>
<tr>
<td>Prescribed mining operations</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Shop or group of shops</td>
<td>Except where it achieves one of the following:</td>
</tr>
<tr>
<td></td>
<td>(a) the gross leasable area is ( 250 ) ( \text{optional variable} ) square metres or less</td>
</tr>
<tr>
<td></td>
<td>(b) the shop is a bulky goods outlet.</td>
</tr>
<tr>
<td>Special industry</td>
<td></td>
</tr>
<tr>
<td>Stadium</td>
<td></td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Waste reception, storage, treatment, or disposal</td>
<td></td>
</tr>
<tr>
<td>Winery</td>
<td></td>
</tr>
<tr>
<td>Wrecking yard</td>
<td></td>
</tr>
</tbody>
</table>

## Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional) Further, the following forms of development (except where the development is classified as non-complying) are designated:*

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
</table>
Community Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1. A zone accommodating community, educational, recreational and health care facilities for the general public’s benefit.

2. Development that is integrated in function and provides a coordinated base to promote efficient service delivery.

3. (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the zone:
   - cemetery
   - community centre
   - consulting room
   - educational establishment
   - emergency services facility
   - hall
   - health facility
   - hospital
   - library
   - office associated with community service
   - place of worship
   - public administration office
   - recreation centre
   - theatre
   - welfare institution.

2. Development listed as non-complying is generally inappropriate.

3. Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the zone for further community and institutional uses.

Form and Character

4. (Conversion note: optional text (core policy if a desired character statement exists for the zone) Development should not be undertaken unless it is consistent with the desired character for the zone.
Recreation Policy Area X

Refer to the Map Reference Tables for a list of the maps that relate to this policy area.

OBJECTIVES

1. A policy area accommodating sporting, entertainment, cultural and recreational activities and associated spectator and administrative facilities.

2. Development of integrated recreational areas and facilities that accommodate a range of activities accessible to the community.

3. Buildings, facilities and car parks located and designed to blend in with existing or additional trees, vegetation and landscaping.

4. (Optional - core policy if a desired character statement exists for the policy area) Development that contributes to the desired character of the policy area.

(Optional Local Addition) DESIRED CHARACTER

Click and type.

The desired character statement should further detail the vision for the policy area. As a guide, imagine the policy area into the future and describe the following:

- the role of the policy area within the council area
- the natural environment including major topographic features
- activities occurring within the policy area—types of land uses, amenity and ‘feel’ of the area
- the physical environment including:
  - built form—design, density, height
  - urban design issues—vistas, orientation, building edges
  - major landmarks/key buildings
- circulation/movement within the area—pedestrian and vehicular activity, transport nodes
- linkages to adjoining areas.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. (Conversion note: select or add uses as appropriate) The following forms of development are envisaged in the policy area:

- car parking
- clubroom associated with a sports facility
- (Optional) community centre
- (Optional) community hall
- (Optional) educational establishment
- (Optional) emergency services facility
- entertainment, cultural and exhibition facility
- golf course
- indoor and outdoor recreation facility
- (Optional) library
- lighting for night use of facilities
- (Optional) meeting hall
- (Optional) office associated with community or recreation facility
- playground
- shops or groups of shops ancillary to recreation development
- showground
• (Optional) sports ground and associated facility
• (Optional) theatre
• special event
• spectator and administrative facilities ancillary to recreation development
• swimming pool.

2 A shop or group of shops should only be developed where:

(a) it is ancillary to recreation and sport development

(b) the total gross leasable area is 80 (optional variable) square metres or less.

Form and Character

3 (Optional – core policy if a desired character statement exists for the policy area) Development should not be undertaken unless it is consistent with the desired character for the policy area.

Land Division

4 No additional allotments should be created wholly or partly within the policy area.

(Conversion Note: procedure matters relating to this policy area are listed in the parent zone.)
PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X – Conditions for Complying Development:

- Click and type.

OR

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Conversion notes:
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consulting room where located within the Recreation Policy Area X</td>
<td></td>
</tr>
<tr>
<td>Crematorium where located within the Recreation Policy Area X</td>
<td></td>
</tr>
<tr>
<td>Dwelling where located in the Recreation Policy Area X</td>
<td></td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Hospital where located within the Recreation Policy Area X</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Land division where located within the Recreation Policy Area X</td>
<td>Except where no additional allotments are created partly or wholly within the policy area.</td>
</tr>
<tr>
<td>Form of development</td>
<td>Exceptions</td>
</tr>
<tr>
<td>---------------------</td>
<td>------------</td>
</tr>
<tr>
<td>Motel where located within the <strong>Recreation Policy Area X</strong></td>
<td></td>
</tr>
<tr>
<td>Major public service depot</td>
<td></td>
</tr>
<tr>
<td>Motor repair station</td>
<td></td>
</tr>
<tr>
<td>Nursing home where located in the <strong>Recreation Policy Area X</strong></td>
<td></td>
</tr>
<tr>
<td>Office where located within the <strong>Recreation Policy Area X</strong></td>
<td>Except where associated with community or recreation facilities.</td>
</tr>
<tr>
<td>Petrol filling station</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td></td>
</tr>
<tr>
<td>Residential flat building where located within the <strong>Recreation Policy Area X</strong></td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Service trade premises</td>
<td></td>
</tr>
</tbody>
</table>
| Shop or group of shops | Except where one of the following applies:  
  (a) the gross leasable area is **250 (optional variable)** square metres or less and outside the **Recreation Policy Area X**  
  (b) the gross leasable area is **80 (optional variable)** square metres or less and where located within the **Recreation Policy Area X** |
| Stock sales yard | |
| Stock slaughter works | |
| Store | |
| Warehouse | |
| Waste reception, storage, treatment or disposal | |
| Wrecking yard | |

**Public Notification**

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional) Further, the following forms of development (except where the development is non-complying) are designated:*

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
</table>

---

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OBJECTIVES

1. The conservation and enhancement of the natural environment and natural ecological processes for their historic, scientific, landscape, faunal habitat, biodiversity and cultural values.

2. Provision of opportunities for the public to experience and appreciate the significance of the native vegetation and original remnant natural habitat of the area through low impact recreational activities and interpretive facilities.

3. (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the zone:
   - directional, identification and/or interpretative advertisements and/or advertising hoardings for conservation management and tourist information purpose
   - scientific monitoring structures or facility
   - small-scale facility associated with the interpretation and appreciation of natural and cultural heritage such as public amenities, camping grounds, remote shelters or huts.
   - structures for conservation management purpose.

2. Development listed as non-complying is generally inappropriate.

Form and Character

3. (Conversion note: optional text (core policy if a desired character statement exists for the zone) Development should not be undertaken unless it is consistent with the desired character for the zone.

4. Development should use the following measures to avoid impacting detrimentally on the natural environment, processes and/or conservation qualities of land in the zone:
   - (c) minimising the extent of earthworks
   - (d) minimising the extent of vehicle access servicing that development
   - (e) minimising the extent of locally indigenous vegetation removal
   - (f) being sited in an unobtrusive manner preferably below hilltops or prominent ridgelines
(g) screening the visual impact by planting locally indigenous species having due regard to bushfire risk

(h) utilising external low reflective materials and finishes that will minimise glare and blend in with the features of the landscape.

5 Where public access is necessary in the zone, the construction of recreational trails and appropriate fencing such as post and wire should be provided to control the movement of the public whilst minimising the impact on biodiversity.

6 Signage should only be installed where it is relevant to the conservation values and promotion of the objectives of the zone, and should be:

(a) restricted to those needed for direction, identification and interpretation

(b) discrete in design, colour and of a size of no more than 2 square metres.

Land Division

7 Boundary realignments should not occur unless to assist in the management of native vegetation.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

No other forms of development are complying in the zone.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement and/or advertising hoarding</td>
<td>Except where in association with conservation works or tourist information purposes.</td>
</tr>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
<tr>
<td>Bus depot</td>
<td></td>
</tr>
<tr>
<td>Caravan park</td>
<td></td>
</tr>
<tr>
<td>Cemetery</td>
<td></td>
</tr>
<tr>
<td>Commercial forestry</td>
<td></td>
</tr>
<tr>
<td>Community centre</td>
<td></td>
</tr>
<tr>
<td>Consulting room</td>
<td></td>
</tr>
<tr>
<td>Crematorium</td>
<td></td>
</tr>
</tbody>
</table>
### Form of development

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dairy</td>
<td></td>
</tr>
<tr>
<td>Dam</td>
<td></td>
</tr>
</tbody>
</table>
| Dwelling                  | Except where used for the purposes of administering one or more of the following:  
(a) National Parks and Wildlife Act 1972  
| Educational establishment |            |
| (Optional) Farm building  |            |
| (Optional) Farming        |            |
| Fuel depot                |            |
| Horse keeping             |            |
| Horticulture              |            |
| Hospital                  |            |
| Hotel                     |            |
| Indoor recreation centre  |            |
| Industry                  |            |
| Intensive animal keeping  |            |
| Land division             | Except where:  
(a) no additional allotments are created partly or wholly within the zone  
(b) it results in allotments of greater than $X$ (optional variable) hectares. |
| (Optional) Marina         |            |
| Motel                     |            |
| Motor repair station      |            |
| Nursing home              |            |
| Office                    | Except where used for the purposes of administering the National Parks and Wildlife Act 1972. |
| Petrol filling station    |            |
| Place of worship          |            |
| Pre-school                |            |

(Optional) Prescribed mining operations  
(Converson note: Obtain information from [http://www.environment.sa.gov.au/Conservation/Land/Park_management/Parks_boundaries](http://www.environment.sa.gov.au/Conservation/Land/Park_management/Parks_boundaries) as to whether mining is allowed (under the National Parks & Wildlife Act 1972) within a park located within this zone – retain or remove prescribed mining.
Form of development | Exceptions
---|---
**operations accordingly – refer to summary report:** [Property Details](#)
Public service depot
Residential flat building
Road transport terminal
Service trade premises
Shop
Stadium
Stock sales yard
Stock slaughter works
Store
Warehouse
Waste reception, storage, treatment or disposal
Wrecking yard

**Public Notification**

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional)* Further, the following forms of development (except where the development is non-complying) are designated:

| Category 1 | Category 2 |
Deferred Urban Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1. A zone accommodating a restricted range of rural uses that are not prejudicial to development of the land for urban purposes and maintain the rural appearance of the zone.

2. A zone comprising land to be used primarily for broad-acre cropping and grazing purposes until required for future urban expansion.

3. Prevention of development likely to be incompatible with long-term urban development, or likely to be detrimental to the orderly and efficient servicing and conversion of the land for urban use.

4. (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)
(Conversion Note: The desired character statement for this zone may also refer to open rural landscape character and scenic town entrances.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the zone:
   - broad-acre cropping
   - grazing.

2. Development listed as non-complying is generally inappropriate.

3. Development should not be undertaken if it will be prejudicial to the orderly and economic development of future urban land uses within the zone.

Form and Character

4. (Conversion note: optional text (core policy if a desired character statement exists for the zone) Development should not be undertaken unless it is consistent with the desired character for the zone.

Land Division

5. Land division should not occur unless it is in the form of an alteration to the boundaries of an allotment and no additional allotments are created in the zone.

6. The alteration of allotment boundaries should only occur in order to achieve one or more of the following:
(a) correct an anomaly in the placement of allotment boundaries with respect to the location of existing buildings or structures

(b) improve the management of the land for the purpose of primary production

(c) enable the provision of public infrastructure.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X – Conditions for Complying Development:

- Click and type .

OR

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
</table>

(Conversion notes:
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement and/or advertising hoarding</td>
<td></td>
</tr>
<tr>
<td>Amusement machine centre</td>
<td></td>
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<tr>
<td>Commercial forestry</td>
<td></td>
</tr>
<tr>
<td>Community centre</td>
<td></td>
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<tr>
<td>Consulting room</td>
<td></td>
</tr>
<tr>
<td>Crematorium</td>
<td></td>
</tr>
<tr>
<td>Dairy</td>
<td></td>
</tr>
</tbody>
</table>
### Form of development

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling</td>
<td>Except a detached dwelling that does not result in more than one dwelling on an allotment.</td>
</tr>
<tr>
<td>Educational establishment</td>
<td></td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Indoor recreation centre</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Land division</td>
<td>Except where no additional allotments are created partly or wholly within the zone.</td>
</tr>
<tr>
<td>Motel</td>
<td></td>
</tr>
<tr>
<td>Motor repair station</td>
<td></td>
</tr>
<tr>
<td>Nursing home</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Petrol filling station</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td></td>
</tr>
<tr>
<td>Pre-school</td>
<td></td>
</tr>
<tr>
<td>Prescribed mining operations</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Service trade premises</td>
<td></td>
</tr>
<tr>
<td>Shop</td>
<td></td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Store</td>
<td></td>
</tr>
<tr>
<td>Tourist accommodation</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td></td>
</tr>
<tr>
<td>Waste reception, storage, treatment or disposal</td>
<td></td>
</tr>
<tr>
<td>Wrecking yard</td>
<td></td>
</tr>
</tbody>
</table>
Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

(Conversion Note: Categories of Notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).

(Optional) Further, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
OBJECTIVES

1. A centre that accommodates a range of retail facilities, offices, consulting rooms, and cultural, community, public administration, entertainment, educational, religious and residential facilities to serve the community and visitors within the surrounding district.

2. Development of a visually and functionally cohesive and integrated district centre.

3. A centre accommodating medium to high-density (the words ‘to high’ are optional for Regional and relevant Greater Adelaide Development Plans) residential development in conjunction with non-residential development.

4. (Optional) A centre with a total gross leasable area between \( X \) (optional variable) and \( X \) (optional variable) square metres.

5. (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the zone:

- affordable housing
- bank
- child care centre
- civic centre
- consulting room
- discount department store
- dwelling in conjunction with non-residential development
- educational establishment
- emergency services facility
- entertainment facility
- health facility
- hospital
- hotel
- indoor games centre
- library
- motor repair station
- office
- place of worship
- playing field
• pre-school
• primary school
• public transport terminal
• residential flat building in conjunction with non-residential development
• restaurant
• shop
• supermarket
• swimming pool.

2 Development listed as non-complying is generally inappropriate.

3 Development comprising a variety of medium to high-density residential *(the words ‘to high’ are optional for relevant Greater Adelaide and Regional Development Plans)* (including affordable housing) and non-residential uses should be developed only if it does not prejudice the operation of existing or future non-residential activity within the zone.

**Form and Character**

4 *(Conversion note: optional text (core policy if a desired character statement exists for the zone)*

Development should not be undertaken unless it is consistent with the desired character for the zone.

5 Development should be sited and designed to promote linkages between the various developments within the centre and adjoining main roads.

6 Facilities within the centre should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the district.

7 *(Optional if this form of development is acceptable in terms of the desired character of the area)*

Undercroft or semi-basement car parking areas should not project above natural or finished ground level by more than X *(optional variable)* metres.

8 Dwellings should be located only behind or above non-residential uses on the same allotment.

9 *(Optional)* Development should occur in accordance with *Concept Plan Maps X/X - Title*.

**Land Division**

10 *(Optional)* Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

**PROCEDURAL MATTERS**

**Complying Development**

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

*(Optional)* In addition, the following forms of development are designated as complying subject to the conditions contained in *Table X/X – Conditions for Complying Development*:

- Click and type .

**OR**

*(Optional)* In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

| Form of development | Complying criteria / conditions |
Conversion notes:
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling</td>
<td>Except where in conjunction with a non-residential development.</td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td>(Conversion note: Council should identify any types of light industry or service industry as exceptions, if applicable)</td>
</tr>
<tr>
<td>Major public service depot</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td>Except where in conjunction with a non-residential development.</td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
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</tr>
<tr>
<td>Waste reception, storage, treatment or disposal</td>
<td></td>
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<td>Wrecking yard</td>
<td></td>
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</tbody>
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Public Notification

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Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3.

(Optional) Further, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
</table>
Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone in which the natural character is preserved and enhanced or re-established in order to:
   (a) provide a natural backdrop to the Adelaide Plain and a contrast to the urban area
   (b) preserve biodiversity and restore locally indigenous vegetation and fauna habitats close to metropolitan Adelaide
   (c) provide for passive recreation in an area of natural character close to the metropolitan area
   (d) provide a part of the buffer area between metropolitan districts and prevent the urban area extending into the western slopes of the Mount Lofty Ranges
   (e) ensure that the community is not required to bear the cost of providing services to and within the zone.

2 A zone accommodating low intensity agricultural activities and public/private open space and one where structures are sited and designed in such a way as to:
   (a) preserve and enhance the natural character or assist in the re-establishment of a natural character in the zone
   (b) limit the visual intrusion of development in the zone, particularly when viewed from roads within the zone or from the Adelaide Plain
   (c) not create, either in themselves, or in association with other developments, a potential demand for the provision of services at a cost to the community
   (d) prevent the loss of life and property resulting from bushfires.

3 Development that contributes to the desired character of the zone.

DESIRABLE CHARACTER

The western slopes of the South Mount Lofty Ranges in Metropolitan Adelaide are an important natural asset to both the population of the urban area and the tourism industry. Development which is undertaken in this zone should not only preserve but should also enhance the natural character of the zone or assist in the re-establishment of a natural character. The term ‘natural character’ refers to the natural topography, native vegetation and colours, such as greens and browns of non-reflective earthen tones, normally associated with a natural landscape. Additionally, natural character refers to the open character of the land in those areas of the zone where open grazing currently predominates.

In those parts of the zone where, prior to 1975, concentrations of smaller than average allotments were created, special attention needs to be paid to the scale, design and landscaping of development because there are fewer siting options for development on these allotments.

The extent of native vegetation and open grassland, the steep slopes and the difficulty of access combine to make this zone a high fire risk area. It is important that developments incorporate fire protection measures to minimize the fire risk. While vegetation management is an important part of minimizing the fire risk, the
destruction of existing native vegetation and failure to provide landscaping as to screen buildings and improve the amenity of the zone are not considered acceptable fire protection measures.

The Hills Face Zone is not a residential zone and so services provided in an urban area will not be provided in this zone. Accordingly, development should not be undertaken if it is likely, in itself or in association with other development, to create a potential demand for such services. Activities and projects by State and local agencies which are considered necessary in this zone should be located, sited, constructed and maintained to promote the objectives for the zone and complement the principles of development control relating to this zone. Tourist facilities are appropriate provided they are of a low-scale and are sited unobtrusively.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 Development should not be undertaken unless it is associated with a low intensity agricultural activity, a public open space area or a private use of an open character, or is a detached single storey dwelling, including outbuildings and structures normally associated with such dwellings, on a single allotment.

2 Development listed as non-complying is generally inappropriate.

3 The excavation and/or filling of land outside townships and urban areas should:
   (a) be kept to a minimum and be limited to a maximum depth or height no greater than 1.5 metres so as to preserve the natural form of the land and the native vegetation
   (b) only be undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment
   (c) only be undertaken if the resultant slope can be stabilised to prevent erosion, and result in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area.

4 New mines and quarries should not be developed within the zone.

5 Extensions to existing mines and quarries should only be undertaken within the zone where:
   (a) the overall benefit to the community from the minerals produced together with the planned after-use of the site outweighs any loss of amenity or other resources resulting from the extractive operations
   (b) the site contains minerals of the necessary quality and, for reasons of location, quality or other factors, no practical alternative source is available
   (c) the proposed operation would maximize the utilisation of the resource but minimize the adverse impacts of extraction
   (d) the proposed workings cannot be seen from any part of the Adelaide Plain; from any arterial road, scenic road or other substantial traffic route
   (e) an effective buffer of land and native trees exists around the site to protect adjoining land users from effects of the operation
   (f) the operation is to be conducted in accordance with a staged development and rehabilitation scheme which:
      (i) ensures that danger and unreasonable damage or nuisance does not arise from workings or any operations associated with them
(ii) provides for progressive rehabilitation of disturbed areas and for landscaping with locally indigenous plant species in order to produce a site which assists in the re-establishment of a natural character

(iii) provides for the removal of buildings, plant, equipment and rubbish when operations are completed

(iv) provides scope for suitable after-uses.

6 Landfill operations should not be developed within the Mount Lofty Ranges Watershed.

7 Landfill operations should not be developed outside the Mount Lofty Ranges Watershed, unless the site meets at least one of the following criteria:

(a) is a disused quarry

(b) has ground slopes no greater than 10 per cent and has adequate separation distances from any above ground and underground water resource and from any potentially incompatible land uses and activities.

8 Outside the Mount Lofty Ranges Watershed, small-scale transfer stations may be appropriate in unobtrusive locations.

9 Horticultural activities should:

(a) be located a minimum distance of 50 metres from the edge of stands of significant native vegetation, including native grasses

(b) be located no closer than 50 metres of a lake, watercourse or wetland.

10 Horticultural activities located within 300 metres of a dwelling, tourist accommodation facility or any other sensitive receptor should incorporate a suitably sized vegetated buffer area/strip to minimise any adverse impacts from the horticultural activity (including noise, chemical spray drift and run-off) on the sensitive receptor.

Form and Character

11 Development should not be undertaken unless it is consistent with the desired character for the zone.

12 Development should not be undertaken if it is likely to result in:

(a) pollution of underground or surface water resources

(b) over exploitation of underground or surface water resources

(c) adverse impact on underground or surface water resources, including any environmental flows required to sustain the natural environment

(d) unnecessary loss or damage to native vegetation including the full range of tree, understorey and groundcover species/native grasses so as to maintain and enhance environmental values and functions, including conservation, biodiversity and habitat

(e) denudation of pastures

(f) the introduction of or an increase in the number of pest plants or vermin

(g) adverse impacts from chemical spray drift, chemical run-off or chemical residue in soils

(h) the erection of structures or construction of access tracks and parking areas in a manner which detracts from the landscape character and visual amenity of the zone
(i) increased hazard to the locality from bushfires

(j) loss of amenity to adjoining land or surrounding localities from:

(1) the visual impact of buildings, structures or earthworks

(ii) the intensity of activity associated with any such use, including significant adverse impacts arising from chemical spray drift, use of audible bird or animal deterrent devices, and the use of associated vehicles and machinery.

13 Development should not occur on land where the slope poses an unacceptable risk of soil movement, land slip or erosion.

14 Buildings, including structures, should be located in unobtrusive locations and, in particular, should:

(a) be located not to be visible against the skyline when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain

(b) have the roof line below the lowest point of the abutting road when the allotment is on the low side of the road

(c) be screened by existing native vegetation when viewed from roads within the zone or from the metropolitan area particularly the Adelaide Plain

(d) be located well below the ridge line

(e) be located within valleys or behind spurs

(f) be set well back from public roads, particularly when the allotment is on the high side of the road

(g) be sited on excavated, rather than a filled site in order to reduce the vertical profile of the building

(h) not be sited on landfill which would interfere with the flow of flood waters

(i) not have a septic tank drainage field located in such a way as to pollute watercourses

(j) be located in such a way as to maximise the retention of existing native vegetation and retain watercourses in their natural state.

15 Buildings, including structures should be unobtrusive and not detract from the desired natural character of the zone and, in particular:

(a) buildings should be of a single storey

(b) the mass of buildings should be minimized by having separate vehicle storage areas.

16 Buildings should have a:

(a) year round water supply and a safe and efficient effluent disposal system which will not pollute watercourses or underground water resources or be a risk to health

(b) safe, clean, tidy and unobtrusive area for the storage and disposal of refuse so that the desired natural character of the zone is not adversely affected.

17 Driveways and access tracks should follow contours of the land to reduce their visual impact and erosion from water runoff and be surfaced with dark materials.

18 Development should not in itself, or in association with other development, create a potential demand for the provision of services at a cost to the community.
19 Additions to buildings should maintain the single storey profile of the building and be sited on the side of the dwelling which minimises the obtrusiveness of the completed building.

20 Buildings should be grouped together.

21 Retaining walls should be constructed as a stepped series of low walls constructed of dark, natural coloured materials and screened by landscaping using locally indigenous plant species where possible.

22 Fences, if required, should be sited to minimize their visual impact and should be of post and wire or other materials which can be seen through. Obtrusive gateways, particularly of brick or masonry, should not be constructed.

23 When solid fences are essential, particularly rear and side fences in closely divided areas within the zone, they should be of materials which are of a low light reflective nature and of dark natural colours to blend with the natural landscape and minimize any visual intrusion. Such fences should not increase the fire risk near buildings.

24 Communication towers and masts should be sited and designed to minimize their visual impact. The number of masts should be contained by shared use of facilities.

25 Telephone lines and electricity mains and services of less than 33 kV should be located underground. All new lines, mains and services should be located and designed in such a way as to minimize their visual intrusion and any adverse effect on the desired natural character of the zone.

26 Development should only be undertaken if it can be located and designed to maximize the retention of existing native vegetation and, where possible, increase the extent of locally indigenous plant species.

27 Locally indigenous plant species should be established to screen development, including scree slopes created as a result of excavation and/or filling of land, in such a way that the bushfire hazard is not increased. Screening mounds may also be appropriate.

**PROCEDURAL MATTERS**

*(Conversion note: a number of variations have developed across the Councils under this heading. They will need to be unified as much as possible during the conversion process)*

**Complying Development**

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

*(Optional)* In addition, the following forms of development are designated as complying subject to the conditions contained in *Table X/X – Conditions for Complying Development*:

**OR**

*(Optional)* In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**OR**

*(Conversion note: optional policy (the complying table below only applies to the Playford Council Development Plan))* In addition, except for development on an allotment containing a State and/or Local Heritage Place identified in *Table PlayX - State Heritage Places* or *Table Play/4 - Local Heritage Places*, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:
<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farming</td>
<td>Provided (a) to (d) are satisfied:</td>
</tr>
<tr>
<td></td>
<td>(a) is located outside of <strong>Watershed Policy Area X</strong></td>
</tr>
<tr>
<td></td>
<td>(b) does not require or involve any of the following:</td>
</tr>
<tr>
<td></td>
<td>(i) excavation or filling of land</td>
</tr>
<tr>
<td></td>
<td>(ii) the construction of roads, tracks and thoroughfares</td>
</tr>
<tr>
<td></td>
<td>(iii) the erection, construction or alteration of, or addition to, any building or structure</td>
</tr>
<tr>
<td></td>
<td>(iv) the clearing of native vegetation</td>
</tr>
<tr>
<td></td>
<td>(c) is not located closer to the road boundary than an existing building on the same allotment, or the prescribed setback distance for each road, or portion thereof, for roads listed in Column 3 of <strong>Table Play/X - Building Setbacks from Road Boundaries</strong></td>
</tr>
<tr>
<td></td>
<td>(d) no building being erected within 100 metres of the Mount Lofty Ranges Scenic Road shown on <strong>Overlay Maps - Transport</strong>.</td>
</tr>
</tbody>
</table>

*(Conversion notes: pursuant to section 35(1a) of the Development Act 1993, development subject to a referral per section 37 or 37A of the Act should not be listed as complying development in the zone.)*

**Non-complying Development**

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

*(Conversion note:)*

- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abattoir</td>
<td></td>
</tr>
<tr>
<td>Advertisement</td>
<td></td>
</tr>
<tr>
<td>Advertising hoarding</td>
<td></td>
</tr>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
<tr>
<td>Auction room</td>
<td></td>
</tr>
<tr>
<td>Builders yard</td>
<td></td>
</tr>
<tr>
<td>Bus depot</td>
<td></td>
</tr>
<tr>
<td>Bus station</td>
<td></td>
</tr>
<tr>
<td>Caravan park</td>
<td></td>
</tr>
<tr>
<td>Community centre</td>
<td></td>
</tr>
<tr>
<td>Consulting room</td>
<td></td>
</tr>
<tr>
<td>Crematorium</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td>Except where it achieves all of the following criteria:</td>
</tr>
<tr>
<td></td>
<td>(a) It will not result in more than one dwelling on an allotment and:</td>
</tr>
<tr>
<td></td>
<td>(i) no other dwelling exists on the allotment</td>
</tr>
<tr>
<td>Form of development</td>
<td>Exceptions</td>
</tr>
<tr>
<td>---------------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>(ii)</td>
<td>no valid development authorisation to erect a dwelling on that allotment exists</td>
</tr>
<tr>
<td>(iii)</td>
<td>no other development application has been made for a dwelling on that allotment and has yet to be determined.</td>
</tr>
<tr>
<td>(b)</td>
<td>The scale and design is such that:</td>
</tr>
<tr>
<td>(i)</td>
<td>the vertical distance between any point at the top of any external wall and the finished ground level immediately below that point on the wall is less than 3 metres, other than gable ends of the dwelling where the distance is less than 5 metres</td>
</tr>
<tr>
<td>(ii)</td>
<td>there is no floor level directly above another floor level, except where the upper floor level is located wholly at or below finished ground level</td>
</tr>
<tr>
<td>(iii)</td>
<td>the depth of excavation and/or height of filling of land is less than 1.5 metres</td>
</tr>
<tr>
<td>(iv)</td>
<td>access to a new dwelling is provided by a private vehicular access track that is less than 30 metres in length and which has a gradient of less than 16 degrees (1-in-3.5) at any point</td>
</tr>
<tr>
<td>(v)</td>
<td>it does not involve the clearance of native vegetation comprising trees and/or shrubs.</td>
</tr>
</tbody>
</table>

---

**Educational establishment**

**Electricity generating station**

**Excavation**

Except where one or more of the following applies:

(a) the depth of the excavation is less than 2 metres below natural ground level

(b) the excavation is directly required for the portion of a building that is fully underground, an underground home; pool, underground tank, cellar, pipeline or waste disposal and treatment system.

**Filling**

Except where one or more of the following applies:

(a) the height of filling is less than 1 metre above natural ground level

(b) the filling is directly required for an underground home, underground tank, or cellar.

**Fuel depot**

**Gas holder**

**Horticulture**

Except where one of the following applies:

(a) a change of use from one form of horticulture to another, except where the change in use is for the purpose of an olive orchard

(b) the expansion of horticultural activities, excluding an olive orchard, on an allotment where horticulture currently takes place provided it does not involve the clearance of native vegetation comprising trees and/or shrubs.

**Hospital**

**Hotel**

**Indoor recreation centre**

**Industry**
### Form of development

<table>
<thead>
<tr>
<th>Intensive animal keeping</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Landfill that constitutes solid waste disposal required to be licensed as a waste depot under the Environment Protection Act 1993</td>
<td>Except where:</td>
</tr>
<tr>
<td></td>
<td>(a) the proposed landfill operation is located on a site outside the Mount Lofty Ranges Watershed.</td>
</tr>
<tr>
<td></td>
<td>(b) other than on the site of a disused quarry, the proposed landfill is located on a site with ground slopes of no greater than 10 per cent.</td>
</tr>
<tr>
<td></td>
<td>(c) the land to be used for the deposition of the landfill and the operation of the waste handling facilities is at least a distance of 500 metres from the boundaries of the landfill site.</td>
</tr>
<tr>
<td></td>
<td>(d) the proposed landfill operation is located a minimum of three kilometres from the boundary of any airport used by commercial aircraft.</td>
</tr>
<tr>
<td></td>
<td>(e) the proposed landfill operation is located a minimum distance of 100 metres from any creek, river, inlet, wetland or marine estuarine area and not within the area of a 1-in-100 year average return interval flood event.</td>
</tr>
<tr>
<td></td>
<td>(f) the interface between any engineered landfill liner and the natural soil achieves one of the following:</td>
</tr>
<tr>
<td></td>
<td>(i) is greater than 15 metres from unconfined aquifers bearing ground water with a water quality of less than 3000 milligrams per litre of total dissolved salts</td>
</tr>
<tr>
<td></td>
<td>(ii) is greater than five metres from ground water with a water quality between 3000 milligrams per litre of total dissolved salts and 12 000 milligrams per litre of total dissolved salts</td>
</tr>
<tr>
<td></td>
<td>(iii) is greater than two metres from ground water with a water quality exceeding 12 000 milligrams per litre of total dissolved salts.</td>
</tr>
</tbody>
</table>

### Land division
- Motel
- Motor race track
- Motor repair station
- Office
- Petrol filling station
- Place of worship
- Permanent sewerage treatment plant
- Post office
- Pre-school
- Prescribed mining operations
- Primary school
- Major public service depot
- Radio or TV station
- Refuse destructor
Form of development | Exceptions
--- | ---
Residential flat building |  
Road transport terminal |  
Service trade premises |  
Shop |  
Showground |  
Stadium |  
Stock sales yard |  
Stock slaughter works |  
Store |  
Telecommunications facility |  
Warehouse |  
Waste reception, storage, treatment or disposal. |  
Welfare institution |  
Wrecking yard |  

Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

*(Conversion Note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional)* Further, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
</table>
Industry Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1 A zone primarily accommodating a wide range of industrial, warehouse, storage and transport land uses.

2 (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type .

(Convension note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)
Consider a description of the zone’s functionality (eg its sectoral focus) and operation (eg the possibility of 24 hours/7 days a week operations)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:
   - industry
   - office in association with and ancillary to industry
   - transport distribution
   - warehouse.

2 Development listed as non-complying is generally inappropriate.

Form and Character

3 (Conversion note: optional text (core policy if a desired character statement exists for the zone)) Development should not be undertaken unless it is consistent with the desired character for the zone.

4 (Optional) Development should be set back at least X (optional variable) metres from any road frontage, except where fronting a road identified in Table X/X- Building Setbacks from Road Boundaries or on Overlay Maps - Transport.

5 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following criteria (subject to adequate provision of car parking spaces and landscaping between buildings and the road):
   (a) buildings up to a height of 6 metres should be sited at least 8 metres from the primary street alignment
   (b) buildings exceeding a height of 6 metres should be sited at least 10 metres from the primary street alignment
(c) where an allotment has two street frontages, no building should be erected within 3 metres of the secondary street alignment.

6 (Optional) Building facades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise that would adversely affect the residential amenity.

7 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining non-industrially zoned allotments, and should be designed to minimise its effect on the amenity of the locality.

8 (Optional) Advertisements and advertising hoardings should not include any of the following:

(a) flashing or animated signs

(b) bunting, streamers, flags, or wind vanes

(c) roof-mounted advertisements projected above the roofline

(d) parapet-mounted advertisements projecting above the top of the parapet.

Land Division

9 (Optional) Land division should create allotments that:

(a) are of a size and shape suitable for the intended use

(b) have an area of not less than \( X \) (optional variable) square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated

(c) have a frontage to a public road of at least \( X \) (optional variable) metres.
Infrastructure Policy Area X

Refer to the Map Reference Tables for a list of the maps that relate to this policy area.

OBJECTIVES

1 Primarily, a policy area for the provision of infrastructure.

2 Infrastructure facilities and land required for infrastructure facilities preserved from the encroachment of incompatible land uses.

3 (Optional – core policy only if a desired character statement exists for the policy area) Development that contributes to the desired character of the policy area.

(Optional Local Addition) DESIRED CHARACTER

Click and type.

(Convocation note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the policy area: (Optional-select or add uses as appropriate)

- drainage system, including stormwater retention basin
- electricity substation
- landfill
- methane extraction plant
- public service depot
- rail infrastructure
- sewerage infrastructure
- waste transfer depot.

Land Use

2 (Optional – core policy if a desired character statement exists for the zone) Development should not be undertaken unless it is consistent with the desired character for the policy area.

(Conversion Note: procedure matters relating to this policy area are listed in the parent zone.)
PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/I - Conditions for Complying Development:

- Click and type .

OR

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
</table>

(Convertion notes:
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement and/or Advertising hoarding where it is located in the Infrastructure Policy Area X</td>
<td></td>
</tr>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
<tr>
<td>Community centre</td>
<td></td>
</tr>
<tr>
<td>Consulting room</td>
<td></td>
</tr>
<tr>
<td>Dairy where it is located in the Infrastructure Policy Area X</td>
<td></td>
</tr>
<tr>
<td>Dwelling (Optional) Except where:</td>
<td></td>
</tr>
<tr>
<td>(a) located outside the Infrastructure Policy Area X</td>
<td></td>
</tr>
<tr>
<td>(b) ancillary to and in association with industrial development</td>
<td></td>
</tr>
<tr>
<td>(c) located on the same allotment.</td>
<td></td>
</tr>
<tr>
<td>Form of development</td>
<td>Exceptions</td>
</tr>
<tr>
<td>---------------------</td>
<td>------------</td>
</tr>
</tbody>
</table>
| Educational establishment | *(Optional)* Except where:  
  (a) located outside the Infrastructure Policy Area X  
  (b) ancillary to and in association with industrial development  
  (c) located on the same allotment. |
| Horticulture | |
| Hospital | |
| Hotel | *(Optional)* Intensive animal keeping |
| Land division where it is located in the Infrastructure Policy Area X | Except where no additional allotments are created partly or wholly within the zone. |
| Motel | |
| Motor repair station where it is located in the Infrastructure Policy Area X | |
| Nursing home | |
| Office | Except where:  
  (a) ancillary to and in association with industrial development  
  (b) located on the same allotment. |
| Pre-school | |
| Place of worship | |
| Residential flat building | |
| Service trade premises where it is located in the Infrastructure Policy Area X | |
| Shop or group of shops | Except where:  
  (a) located outside the Infrastructure Policy Area X  
  (b) the gross leasable area is 80 *(optional variable)* square metres or less. |
| Stock sales yard where it is located in the Infrastructure Policy Area X | |
| Stock slaughter works where it is located in the Infrastructure Policy Area X | |
| Tourist accommodation | |
| Warehouse where it is located in the Infrastructure Policy Area X | |
| Wrecking yard where it is located in the Infrastructure Policy Area X | |
Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).

(Optional) Further, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Light Industry Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1. A zone accommodating a range of light industrial, storage and warehouse land uses.

2. (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the zone:
   - light industry
   - office in association with and ancillary to industry
   - service industry
   - store
   - warehouse.

2. Development listed as non-complying is generally inappropriate.

Form and Character

3. (Conversion note: optional text (core policy if a desired character statement exists for the zone)) Development should not be undertaken unless it is consistent with the desired character for the zone.

4. Advertisements and advertising hoardings should not include any of the following:
   - flashing or animated signs
   - bunting, streamers, flags, wind vanes and similar
   - roof-mounted advertisements projected above the roofline
   - parapet-mounted advertisements projecting above the top of the parapet.

Land Division

5. Land division should create allotments that:
   - are of a size and shape suitable for the intended use
(b) have an area of not less than $X$ (optional variable) square metres, unless intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated.

(c) have a frontage to a public road of at least $X$ (optional variable) metres.
Home Industry Policy Area X

Refer to the Map Reference Tables for a list of the maps that relate to this policy area.

OBJECTIVES

1. A policy area accommodating small-scale service and light industries where people live and work on the same site.

2. (Optional – core policy if a desired character statement exists for the policy area) Development that contributes to the desired character of the policy area.

(Optional Local Addition) DESIRED CHARACTER

Click and type .

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the policy area:
   - detached dwelling in association with industry
   - light industry
   - service industry
   - shop ancillary to industry
   - store.

2. A home industry should operate on an allotment on which there is an occupied detached dwelling.

Form and Character

3. (Optional – core policy if a desired character statement exists for the policy area) Development should not be undertaken unless it is consistent with the desired character for the policy area.

4. Dwellings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from primary road frontage</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from secondary road frontage</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from side boundaries</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from rear boundary</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Maximum site coverage</td>
<td>X (optional variable) per cent</td>
</tr>
<tr>
<td>Maximum height</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum area of private open space</td>
<td>X (optional variable) metres</td>
</tr>
</tbody>
</table>
### Home Industry Policy Area X

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum number of on site car parking spaces (One of which should be covered)</td>
<td>$X$ (optional variable)</td>
</tr>
</tbody>
</table>

5 Home industries should comply with the following:

(a) an additional on-site car parking space should be provided for every non-resident person involved in the production and/or supply of the industry or business

(b) other than persons resident on the site, no more than 3 persons should be involved in any industry or business

(c) no building or activity associated with the home industry should be sited closer to any street alignment than the existing or approved dwelling

(d) no vehicle used in association with any industry or business should exceed 5 tonnes tare weight

(e) the total area used in association with the home industry (whether within a building or external space) should not be greater than $X$ (optional variable) square metres or $X$ (optional variable) per cent of the allotment.

6 A dwelling should have an allotment area of at least $X$ (optional variable) square metres and a frontage to a public road not less than $X$ (optional variable) metres.

(Conversion notes: Councils to insert density provisions having regard to the Planning Strategy and negotiations with The Department of Planning and Local Government.)

### Land Division

7 (Optional) Land division should create allotments with an area of at least $X$ (optional variable) square metres.

(Conversion Note: procedure matters relating to this policy area are listed in the parent zone.)
PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X – Conditions for Complying Development:

- Click and type.

OR

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
</table>

(Conversion notes:
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
<tr>
<td>Community centre</td>
<td></td>
</tr>
<tr>
<td>Consulting room</td>
<td></td>
</tr>
<tr>
<td>Dairy</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td>Except for a detached dwelling where it is located within the Home Industry Policy Area X</td>
</tr>
<tr>
<td>Educational establishment</td>
<td></td>
</tr>
<tr>
<td>Fuel depot where it is located within the Home Industry Policy Area X</td>
<td></td>
</tr>
<tr>
<td>General industry</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
</tbody>
</table>
Form of development | Exceptions
--- | ---
Intensive animal keeping |  
Motel |  
Motor repair station where it is located within the Home Industry Policy Area X |  
Nursing home |  
Office | Except where:  
(a) ancillary to and in association with industrial development  
(b) located on the same allotment.
Petrol filling station where it is located within the Home Industry Policy Area X |  
Place of worship |  
Prescribed mining operations where it is located within the Home Industry Policy Area X |  
Pre-school |  
Residential flat building |  
Restaurant |  
Road transport terminal where it is located within the Home Industry Policy Area X |  
Shop or group of shops | Except where the gross leasable area is X (optional variable) square metres or less.
Special industry |  
Stock sales yard |  
Stock slaughter works |  
Tourist accommodation |  
Waste reception, storage, treatment or disposal other than in the form of a recycling collection depot | Except where in the form of a recycling collection depot where it is located within the Home Industry Policy Area X
Wrecking yard |  

Public Notification
Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).

(Optional) Further, the following forms of development (except where the development is non-complying) are designated:
<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
</table>


Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1. A centre accommodating small-scale convenience shopping, office, medical and community facilities to serve the local community.

2. A centre characterised by traditional corner stores or small groups of shops located within easy walking distance of the population they serve.

3. A centre accommodating residential development in conjunction with non-residential development.

4. (Optional) A centre with a total gross leasable area between $X$ (optional variable) and $X$ (optional variable) square metres.

5. (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the zone:
   - advertisement
   - community facility
   - consulting room
   - office
   - office and dwelling
   - shop
   - shop and dwelling.

2. Development listed as non-complying is generally inappropriate.

3. Development comprising a variety of residential and non-residential uses should only be undertaken if such development does not prejudice the operation of existing or future non-residential activity within the zone.

Form and Character

4. (Conversion note: optional text (core policy if a desired character statement exists for the zone)) Development should not be undertaken unless it is consistent with the desired character for the zone.

5. Dwellings should be located only behind or above non-residential uses on the same allotment.
Land Division

6 (Optional) Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X – Conditions for Complying Development:

- Click and type.

OR

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
</table>

(Conversion notes:
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling</td>
<td>Except where in conjunction with a non-residential development.</td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td>(Conversion note: Council should identify any types of light industry or service industry as exceptions, if applicable)</td>
</tr>
<tr>
<td>Motor repair station</td>
<td></td>
</tr>
<tr>
<td>Petrol filling station</td>
<td></td>
</tr>
<tr>
<td>Public service depot</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td>Except where in conjunction with a non-residential development.</td>
</tr>
</tbody>
</table>
Form of development | Exceptions
--- | ---
Road transport terminal | 
Service trade premises | 
Shop or group of shops | Except where the gross leasable area is 250 *(optional variable)* square metres or less.
Warehouse | 
Waste reception, storage, treatment or disposal | 
Wrecking yard | 

**Public Notification**

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional)* Further, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Mineral Extraction Zone

Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

**OBJECTIVES**

1. A zone comprising land intended for the mining and quarrying of minerals in a sustainable manner.

2. Mining operations planned and undertaken in a co-ordinated manner to ensure the maximum recovery of resources.

3. Development that contributes to the desired character of the zone.

(Optional Local Addition) **DESIRED CHARACTER**

Click and type .

(Optional conversion note: refer to the [Guide to Desired Character Statements](#) for advice on preparing Desired Character Statements)

**PRINCIPLES OF DEVELOPMENT CONTROL**

**Land Use**

1. The following forms of development are envisaged in the zone:
   - activities ancillary to mineral extraction, including excavation and/or fill associated with rehabilitation work
   - mineral extraction
   - mineral processing.

2. Development listed as non-complying is generally inappropriate.

3. Development, other than development indicated as envisaged in the zone, should not be undertaken if:
   - significant mineral deposits are present
   - mineral extraction on adjacent land is prejudiced
   - the use is not in association with the mining operations
   - the establishment of an appropriate after-use is impeded.

**Form and Character**

4. Development should not be undertaken unless it is consistent with the desired character for the zone.

5. Areas designated or set aside for stock piles should be of low profile when viewed from public roadways or residential areas.
Screen planting, using locally indigenous plant species where possible, or mounding should be established along public road frontages and within the mineral extractive area to screen mining operations, buildings and plant from public view.

**Land Division**

7 Land division should not result in an additional number of allotments partly or wholly within the zone.

**PROCEDURAL MATTERS**

**Complying Development**

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

*(Optional)* In addition, the following forms of development are designated as complying subject to the conditions contained in *Table XIX – Conditions for Complying Development*:

- Click and type

**OR**

*(Optional)* In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
</table>

*Conversion notes:*
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan

**Non-complying Development**

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

*Conversion note:*
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement and/or advertising hoarding</td>
<td></td>
</tr>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
<tr>
<td>Cemetery</td>
<td></td>
</tr>
<tr>
<td>Community centre</td>
<td></td>
</tr>
<tr>
<td>Consulting room</td>
<td></td>
</tr>
<tr>
<td>Crematorium</td>
<td></td>
</tr>
<tr>
<td>Dairy</td>
<td></td>
</tr>
</tbody>
</table>
### Form of development

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling</td>
<td>Except where:</td>
</tr>
<tr>
<td></td>
<td>(a) ancillary to and in association with mining operations</td>
</tr>
<tr>
<td></td>
<td>(b) located on the same allotment as the associated mine.</td>
</tr>
<tr>
<td>Educational establishment</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Indoor recreation centre</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Land division</td>
<td>Except where no additional allotments are created wholly or partly within the zone.</td>
</tr>
<tr>
<td>Motel</td>
<td></td>
</tr>
<tr>
<td>Motor repair station</td>
<td></td>
</tr>
<tr>
<td>Nursing home</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>Except where:</td>
</tr>
<tr>
<td></td>
<td>(a) ancillary to an in association with the operation of the associated mine</td>
</tr>
<tr>
<td></td>
<td>(b) located on the same allotment</td>
</tr>
<tr>
<td></td>
<td>(c) has a floor area of less than 150 (optional variable) square metres.</td>
</tr>
<tr>
<td>Place of worship</td>
<td></td>
</tr>
<tr>
<td>Pre-school</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td></td>
</tr>
<tr>
<td>Service trade premises</td>
<td></td>
</tr>
<tr>
<td>Shop</td>
<td></td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Tourist accommodation</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td></td>
</tr>
<tr>
<td>Wrecking yard</td>
<td></td>
</tr>
</tbody>
</table>

### Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*
(Optional) Further, the following forms of development (except where the development is non-complying) are designated:

| Category 1 | Category 2 |
Mixed Use Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1. A functional and diverse zone accommodating a mix of commercial, community, light industrial, medium density residential, office, and small-scale shop land uses.

2. Development that minimises any adverse impacts upon the amenity of the locality within the zone.

3. (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type .

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the zone:
   - community facility
   - consulting room
   - group dwelling
   - institutional facility
   - light industry
   - motor repair station
   - multiple dwelling
   - office
   - recycling collection depot.
   - residential flat building
   - row dwelling
   - service trade premises
   - shop or group of shops where the gross leasable area is 250 (optional variable) square metres or less
   - warehouse

2. Development listed as non-complying is generally inappropriate.

Form and Character

3. (Conversion note: optional text (core policy if a desired character statement exists for the zone)) Development should not be undertaken unless it is consistent with the desired character for the zone.

4. The bulk and scale of development should be compatible with adjoining land uses.

5. (Optional) Car parking areas should be provided at the rear or side of premises.
6 Advertisements and advertising hoardings should not include any of the following:

(a) flashing or animated signs
(b) bunting, streamers, flags, or wind vanes
(c) roof-mounted advertisements projected above the roofline
(d) parapet-mounted advertisements projecting above the top of the parapet.

Land Division

7 (Optional) Land division should create allotments that vary in size and are suitable for a variety of commercial activities and should have:

(a) an area of not less than X (optional variable) square metres
(b) an average width of at least X (optional variable) metres.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X – Conditions for Complying Development:

- Click and type .

OR

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying Criteria / Conditions</th>
</tr>
</thead>
</table>

(Conversion notes:
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
</tbody>
</table>
### Form of development

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>General industry</td>
<td></td>
</tr>
<tr>
<td>Horse keeping</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Prescribed mining operations</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Shop or group of shops</td>
<td>Except where the gross leasable area is 250 (optional variable) square metres or less.</td>
</tr>
<tr>
<td>Special industry</td>
<td></td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Waste reception, storage, treatment or disposal</td>
<td>Except where in the form of a recycling collection depot.</td>
</tr>
<tr>
<td>Wrecking yard</td>
<td></td>
</tr>
</tbody>
</table>

### Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional) Further, the following forms of development (except where the development is classified as non-complying) are designated:*

| Category 1                          | Category 2                          |
Neighbourhood Centre Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1 A centre providing a range of shopping, community, business, and recreational facilities for the surrounding neighbourhood.

2 A centre that provides the main focus of business and community life outside a district centre, and provides for the more frequent and regularly recurring needs of a community.

3 A centre accommodating residential development in conjunction with non-residential development.

4 (Optional) A centre with a total gross leasable area between $X$ (optional variable) and $X$ (optional variable) square metres.

5 ((Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type.

(Convocation note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

- bank
- child care facility
- consulting room
- dwelling in conjunction with non-residential land use
- library
- health centre
- office
- petrol filling station
- place of worship
- playing field
- pre-school
- primary school
- recreation area
- restaurant
- shop
- supermarket.

2 Development listed as non-complying is generally inappropriate.
3 Development comprising a variety of residential and non-residential uses should only be undertaken if such development does not prejudice the operation of existing or future non-residential activity within the zone.

Form and Character

4 (Conversion note: core policy if a desired character statement exists for the zone) Development should not be undertaken unless it is consistent with the desired character for the zone.

5 Dwellings should be located only behind or above non-residential uses on the same allotment.

Land Division

6 (Optional) Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X - Conditions for Complying Development:

- Click and type.

OR

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Conversion notes:
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling</td>
<td>Except where in conjunction with a non-residential development.</td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
</tbody>
</table>
### Form of development

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industry</td>
<td><em>(Conversion note: Council should identify any types of light industry or service Industry as exceptions, if applicable)</em></td>
</tr>
<tr>
<td>Major public service depot</td>
<td></td>
</tr>
<tr>
<td>Motor repair station</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td>Except where in conjunction with a non-residential development.</td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Store</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td></td>
</tr>
<tr>
<td>Waste reception, storage, treatment or disposal</td>
<td></td>
</tr>
<tr>
<td>Wrecking yard</td>
<td></td>
</tr>
</tbody>
</table>

### Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional)* Further, the following forms of development (except where the development is non-complying) are designated:

| Category 1                      | Category 2                      |
Refer to the [Map Reference Tables](#) for a list of the maps that relate to this zone.

**OBJECTIVES**

1. A zone:
   - (a) in which the open space character is preserved to provide a visual contrast to the surrounding urban area
   - (b) comprising open space that accommodates a range of public and private activities in an open and natural setting, including:
     - (i) passive and active recreation land uses
     - (ii) habitat conservation and restoration.

2. *(Optional – use for any land that falls within the Metropolitan Open Space System)* Private land within the Metropolitan Open Space System (MOSS) contributing to regional open space networks and providing an open, natural and rural character accommodating low-scale uses such as non-intensive agriculture

3. *(Optional – use for any land that falls within the Metropolitan Open Space System)* Public land within the MOSS that provides for recreation areas and facilities, sporting facilities and conservation of the open, natural character.

4. A linear park that:
   - (a) provides an open space corridor across Greater Adelaide/Regional South Australia. *(Conversion note – delete Greater Adelaide/Regional South Australia as applicable)*
   - (b) promotes the use, awareness and preservation of the riverine *(Conversion note - optional text - the word ‘riverine’ is core for the River Torrens / Karrawirra Parri and other rivers)* environment and enhancement of natural or semi natural habitats for the movement of wildlife and conservation of biodiversity.

5. A river system which provides for the maintenance of stormwater capacity and flood mitigation measures for adjoining areas. *(Conversion note – core for River Torrens / Karrawirra Parri and other rivers)*

6. Development that contributes to the desired character of the zone.

**DESIRED CHARACTER**

*(Conversion note – core text for Councils that include the River Torrens / Karrawirra Parri Linear Park)* The area along the River Torrens / Karrawirra Parri is primarily an open space with aesthetic, stormwater management *(Conversion note: optional text: the words ‘stormwater management’ are core for the River Torrens / Karrawirra Parri and other rivers)* and recreation functions. Development within the zone is appropriate where it is integral to any of these functions provided any structures are not a dominant feature.

It will provide for the establishment and maintenance of a linear open space and biological corridor based on the existing watercourse channel, associated floodplains and vegetation *(Conversion note - optional text: the words ‘based on the existing watercourse channel, associated floodplains and vegetation’ are core for River Torrens / Karrawirra Parri and other rivers)*.
Water quality of the river and the recreational opportunities will be retained and enhanced. *(Conversion note: core for River Torrens / Karrawirra Parri and other rivers)*

Pedestrian, cycle and recreation facilities, such as drinking fountains and barbecues, will be incorporated into the Linear Park; however, facilities for sports competitions or events are inappropriate.

*(Optional: use only where relevant in a Development Plan)* In parts, the zone also accommodates the Adelaide O-Bahn bus way. *(Conversion note: core for River Torrens / Karrawirra Parri and other rivers)*

Landscaping should ensure that any remnant native vegetation is incorporated into the landscape design and that locally indigenous vegetation is utilised wherever possible.

*(Conversion note: Councils may expand on this Desired Character Statement as a local addition provided the additions are not contrary to the above provisions)*

*(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)*

**PRINCIPLES OF DEVELOPMENT CONTROL**

**Land Use**

1 The following forms of development are envisaged in the zone:

- conservation work
- *(core text for land within the Metropolitan Open Space System)* farming
- *(core text for land within the Metropolitan Open Space System)* outbuilding associated with open space maintenance
- *(core text for land along the River Torrens / Karrawirra Parri Linear Park)* lighting
- *(core text for land within the Metropolitan Open Space System)* playground
- recreation area
- sporting club facility
- *(core text for land within the Metropolitan Open Space System)* structure associated with a public facility such as car parking, picnic/barbeque area, shelter and toilet
- toilet block and barbeque facility.

2 Development listed as non-complying is generally inappropriate.

3 *(core text for land within the Metropolitan Open Space System)* Publicly owned land within the MOSS should be used for any of the following:

   (a) to provide natural or landscaped open space using locally indigenous plant species

   (b) to accommodate a range of public recreation, sporting and institutional facilities and uses

   (c) to accommodate stormwater retention and management

   (d) to conserve and restore areas of remnant native vegetation and wildlife habitats and corridors

   (e) to conserve sites of scientific, cultural or heritage interest

   (f) for revegetation purposes using locally indigenous plant species

   (g) to provide a buffer to adjoining areas of conservation significance.

4 Privately owned land within the MOSS should be used for any of the following:

   (a) rural activities and agriculture (but not intensive animal keeping)

   (b) low-impact sporting facilities
Development should allow for unstructured passive and active recreation.

**Form and Character**

Development should not be undertaken unless it is consistent with the desired character for the zone.

Development should only occur where it is integral to the aesthetic, drainage (**Conversion note - optional text: the word 'drainage' is core for River Torrens / Karrawirra Parri and other rivers**) or recreation function of the zone.

Buildings should be:

(a) restricted in size and number
(b) sited so as not to detract from the open natural character of the zone
(c) constructed of materials which blend with the riverine (**Conversion note - optional text: the word 'riverine' is core for River Torrens / Karrawirra Parri and other rivers**) landscape.

Development should ensure coordinated design with an emphasis on the creation of pedestrian areas.

Landscaped buffers should be provided around the perimeter of recreation or sporting facilities.

Landscaping should comprise locally indigenous species and incorporate existing remnant vegetation.

*(Conversion note: core text for land along the River Torrens / Karrawirra Parri Linear Park)* Vehicular access or crossings should not occur through the Linear Park.

*(Conversion note: core text for areas along the River Torrens / Karrawirra Parri Linear Park)* Development should ensure that public access to the Linear Park is retained and enhanced for cyclists and pedestrians.

*(Conversion note: core for River Torrens / Karrawirra Parri and other rivers)* Development, landscaping, and paths for pedestrians and cyclists should

(a) take into account the changing flow regime and width of waterways and
(b) be constructed of permeable material where practical to reduce stormwater runoff.

**Land Division**

Land division should not be undertaken except where:

(a) it will facilitate the development of an envisaged uses in the zone
(b) no additional allotments are created.

**PROCEDURAL MATTERS**

**Complying Development**

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

*(Optional)* In addition, the following forms of development are designated as complying subject to the conditions contained in *Table X/X – Conditions for Complying Development*:
• (core text for land within the Metropolitan Open Space System) outbuilding associated with open space maintenance
• (core text for land within the Metropolitan Open Space System) recreation area

OR

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Core text for land within the Metropolitan Open Space System) Outbuilding associated with open space maintenance</td>
<td></td>
</tr>
<tr>
<td>(Core text for land within the Metropolitan Open Space System) Recreation area</td>
<td></td>
</tr>
</tbody>
</table>

(Conversion note: all or part of this clause can be used as relevant.
Conversion note: pursuant to section 35(1a) of the Development Act 1993, development subject to a referral per section 37 or 37A of the Act should not be listed as complying development in the zone)

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Convension note:
• consider whether alterations or additions to existing non-complying development are appropriate exceptions
• when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement and/or advertising hoarding</td>
<td>(Conversion note: Council should consider whether to make advertisement and/or advertising hoardings merit for approved land uses in the nature of shop or group of shops as listed within this non-complying table)</td>
</tr>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
<tr>
<td>Consulting room</td>
<td></td>
</tr>
<tr>
<td>Crematorium</td>
<td></td>
</tr>
<tr>
<td>Dairy</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td></td>
</tr>
<tr>
<td>Educational establishment</td>
<td></td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Form of development</td>
<td>Exceptions</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Land division</td>
<td>Except where no additional allotments are created partly or wholly within the zone.</td>
</tr>
<tr>
<td>Motel</td>
<td></td>
</tr>
<tr>
<td>Motor repair station</td>
<td></td>
</tr>
<tr>
<td>Nursing home</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>Except where in association with recreation facilities</td>
</tr>
<tr>
<td>Petrol filling station</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td></td>
</tr>
<tr>
<td>Pre-school</td>
<td></td>
</tr>
<tr>
<td>Prescribed mining operations</td>
<td></td>
</tr>
<tr>
<td>Public service depot</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Service trade premises</td>
<td></td>
</tr>
<tr>
<td>Shop or group of shops</td>
<td>Except where the gross leasable area is 80 (Optional variable) square metres or less.</td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Store</td>
<td></td>
</tr>
<tr>
<td>Tourist accommodation</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td></td>
</tr>
<tr>
<td>Waste reception, storage, treatment or disposal</td>
<td></td>
</tr>
<tr>
<td>Wrecking yard</td>
<td></td>
</tr>
</tbody>
</table>
Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

(Optional) Further, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
</table>

Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).
Primary Production Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1  The long term continuation of primary production.
2  Economically productive, efficient and environmentally sustainable primary production.
3  Allotments of a size and configuration that promote the efficient use of land for primary production.
4  Protection of primary production from encroachment by incompatible land uses and protection of scenic qualities of rural landscapes.
5  (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1  The following forms of development are envisaged in the zone:

- bulk handling and storage facility
- (Optional) commercial forestry
- (Optional) dairy farming
- farming
- (Optional) horticulture
- (Optional) intensive animal keeping
- tourist accommodation (including through the diversification of existing farming activities and conversion of farm buildings).

2  Development listed as non-complying is generally inappropriate.

3  Industry and warehousing should only be developed if it supports primary production, processing, storage and distribution of local primary produce or products produced on the same site, and should be developed where:

   (a) it has a direct relationship with primary production
   (b) it is unlikely to limit or inhibit the use of adjoining land for primary production
   (c) the particular use requires a site in proximity to a particular natural resource or other product or materials sourced from the locality
(d) it will not result in the alienation of land or water resources identified as significant for primary production or ecological reasons

(e) the use would be inappropriate within a township

(f) the capacity of the infrastructure, including roads, is capable of supporting the use without detriment to existing users.

4 A dwelling should only be developed if:

(a) there is a demonstrated connection with farming or other primary production

(b) the location of the dwelling will not inhibit the continuation of farming, other primary production or other development that is in keeping with the provisions of the zone

(c) it is located more than 500 metres from an existing intensive animal keeping operation unless used in association with that activity

(d) it does not result in more than one dwelling per allotment.

5 Tourist accommodation should not be converted to dwellings and should be designed to preclude the conversion of buildings into dwellings such as through shared facilities, common utility services, grouped accommodation and/or shared parking.

6 A shop located outside of the Mount Lofty Ranges Policy Area should be:

(a) ancillary to primary production or processing uses or tourist accommodation or other tourist development

(b) located on the same site as the primary use.

Form and Character

7 (Conversion note: core policy if a desired character statement exists for the zone) Development should not be undertaken unless it is consistent with the desired character for the zone.

8 Development should not occur within 500 metres of a National Park, Conservation Park, Wilderness Protection Area or significant stands of native vegetation if it will increase the potential for, or result in, the spread of pest plants.

9 Development should provide an access way of at least 3 metres wide that provides access for emergency vehicles to the rear of the allotment.

10 Buildings should primarily be limited to farm buildings, a detached dwelling associated with primary production on the allotment and residential outbuildings that are:

(a) grouped together on the allotment and set back from allotment boundaries to minimise the visual impact of buildings on the landscape as viewed from public roads

(b) screened from public roads and adjacent land by existing vegetation or landscaped buffers.

Land Division

11 (Optional) For land not within a policy area, land division, including boundary realignments, should only occur where it will promote economically productive, efficient and sustainable primary production and not create any allotment less than X (optional variable) hectares in area.

12 (Optional policy for relevant Greater Adelaide and Regional Development Plans) For land not within a policy area, land division involving boundary realignments should only occur where the number of...
resulting allotments of less than X hectares is not greater than the number that existed prior to the realignment.
Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1 Preservation of rural land and landscape character by limiting additional dwellings and non-agricultural development.

2 The long-term continuation of farming, horticulture and associated winery activities.

3 Winery and small-scale tourist facilities developed only where the character and function of viticulture activities are not adversely affected.

4 (Conversion note: core policy if a desired character statement exists for the policy area) Development that contributes to the desired character of the policy area.

(Optional Local Addition) DESIRED CHARACTER

Click and type.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

- bulk handling and storage facility
- *(Optional)* commercial forestry
- dairy farming
- diversification of existing farming activities through small scale tourist accommodation:
  - within an existing building; or
  - in the form of farm stay, guesthouse, rural or nature retreat, or bed and breakfast accommodation as an integral part of a farm building complex
- farming
- farm building
- horticulture
- viticulture
- winery.

2 Cellar door sales should only occur where it achieves all of the following:

(a) it is located on the same allotment as, and ancillary to, a winery

(b) it is sited within or as an addition to a building that existed as at 18 September 1990

(c) the gross leasable area for wine tasting and retail sales is X *(optional variable)* square metres or less.

3 A restaurant should only occur within or as an addition to a building existing as at 18 September 1990.
4 A motel should only be expanded where it involves a building that existed as at 18 September 1990 and the addition or expansion does not exceed 100 per cent of the total floor area or the total number of accommodation units of the building as at 18 September 1990.

5 Bed and breakfast accommodation should only occur where it achieves at least one of the following (a) or (b):

(a) it is located within or as an addition to a building existing as at 18 September 1990

(b) it is in association with a lawful activity where bed and breakfast accommodation existed as at 18 September 1990, and the addition or expansion does not exceed 100 per cent of the total floor area of the building as at 18 September 1990.

Form and Character

6 (Conversion note: core policy if a desired character statement exists for the policy area) Development should not be undertaken unless it is consistent with the desired character for the policy area.

7 A winery should involve the processing of at least 30 tonnes of grapes and/or the production of at least 20 000 litres of wine per annum by maturation and at least one of the following activities:

(a) 4 hectares of vineyard
(b) grape crushing
(c) fermenting of grape product,

and may include any of the following ancillary activities:

(i) administration
(ii) bottling
(iii) packaging
(iv) warehousing for the store of wine
(v) cellar door sales
(vi) restaurant
(vii) waste treatment, storage, reuse and disposal.

Land Division

8 Land division should only occur if:

(a) no additional allotments are created

(b) the number of resulting allotments of less than X (optional variable) hectares is not greater than the number that existed prior to rationalization.

(c) it is in association with one of the following (i) or (ii):

(i) the proposal is for a minor readjustment of allotment boundaries in order to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures

(ii) the proposal is to alter the boundaries of an allotment in order to improve the management of the land for the purpose of primary production and/or the conservation of natural features.
Horticulture Policy Area X

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1 A policy area primarily for horticulture.

2 The establishment of appropriately scaled industries for washing, processing and packaging primary produce and servicing and supporting horticulture.

3 (Conversion note: core policy if a desired character statement exists for the policy area) Development that contributes to the desired character of the policy area.

(Optional Local Addition) DESIRED CHARACTER

Click and type.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the policy area:

- farming
- horticulture
- light industry and service industry associated with the processing, packaging and distribution of produce
- small-scale tourist development in association with wineries, farms and local heritage places.

2 Retail sales of goods produced and processed within the policy area are appropriate providing such sales remain ancillary and incidental to the principal horticultural, farming or processing use of the land.

3 Commercial development should be limited to the handling, storage, packing or wholesaling of primary produce and non-residential tourism.

Form and Character

4 (Conversion note: core policy if a desired character statement exists for the policy area) Development should not be undertaken unless it is consistent with the desired character for the policy area.

Land Division

5 Land division should not result in allotments of less than X (optional variable) hectares.

6 The division of land to facilitate more intensive forms of primary production should only be undertaken where:

   (a) water of sufficient quantity and quality is available to sustain the proposed use

   (b) the soil structure and land capability classification is appropriate for irrigated horticulture
(c) adverse impacts on downstream property owners, in terms of water flow and discharge of pollutants, can be avoided

(d) there will not be a risk of the watertable either falling or rising significantly.

(Conversion note: procedure matters relating to this policy area should be listed in the parent zone.)
OBJECTIVES

1 Preservation of the natural and rural character and scenic features of the policy area.
2 Low intensity rural activities on large land holdings.
3 Tourist facilities, attractions, and accommodation that are secondary to farming and blend with the natural environment.
4 Development that contributes to the desired character of the policy area.

(Optional Local Addition) DESIRED CHARACTER

Click and type.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:
   - detached dwelling and a building associated with farming activities
   - low intensity farming and grazing
   - recreation and tourist infrastructure for the interpretation and appreciation of the natural features of the zone
   - supplementation of existing farming activities through small scale tourist accommodation:
     - within an existing building, or
     - in the form of farm stay, guesthouse, rural or nature retreat or bed and breakfast accommodation as an integral part of a group of farm buildings.

Form and Character

2 Development should not be undertaken unless it is consistent with the desired character for the policy area.

3 A shop in the policy area should have a gross leasable area that does not exceed 20 (optional variable) square metres.

4 The excavation and/or filling of land should:
   (a) be no greater than 1.5 metres from natural ground level
   (b) only be undertaken in order to reduce the visual impact of buildings or structures or to construct water storage facilities for use on the allotment
   (c) result in stable scree slopes that are covered with topsoil and landscaped so as to preserve and enhance or assist in the re-establishment of, the natural character of the locality.
Land Division

5 Land division should not be undertaken except where it will facilitate the retention of native vegetation on a single allotment and provided no additional allotments are created.
OBJECTIVES

1. Economically productive, efficient and sustainable primary production.

2. Protection of the scenic qualities of rural landscapes.

3. (Conversion note: core policy if a desired character statement exists for the policy area) Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Click and type.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the zone:
   - (Optional) bulk handling and storage facility
   - (Optional) commercial forestry
   - (Optional) dairy farming
   - farming
   - (Optional) horticulture
   - tourist accommodation.

Form and Character

2. (Conversion note: core policy if a desired character statement exists for the policy area) Development should not be undertaken unless it is consistent with the desired character for the policy area.

3. Tourist accommodation development should only occur where it achieves at least one of (a) or (b):
   (a) it is within existing buildings
   (b) it is an integral part of a farm complex in the form of at least 1 of the following:
      (i) farm stay
      (ii) guesthouse
      (iii) rural or nature retreat
      (iv) bed and breakfast accommodation.

Land Division

4. Land division should only occur if no additional allotments are created, and:
(a) the proposal is for a minor readjustment of allotment boundaries in order to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures, or

(b) the proposal is to alter the boundaries of an allotment in order to improve the management of the land for the purpose of primary production and/or the conservation of natural features.
Township Fringe Policy Area X

Refer to the Map Reference Tables for a list of the maps that relate to this policy area.

OBJECTIVES

1. A policy area primarily for low intensity primary production compatible with the adjoining urban areas.
2. Preservation of rural character and scenic features as a backdrop to the town.
3. (Conversion note: core policy if a desired character statement exists for the policy area) Development that contributes to the desired character of the policy area.

(Optional Local Addition) DESIRED CHARACTER

Click and type.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the policy area:
   - detached dwelling on large allotment
   - farming
   - low-intensity primary production.
2. Rural industries and activities such as intensive animal keeping, feedlots, commercial bulk handling and storage, prescribed mining operations, stock sale yards and produce processing industries that require large buildings or multiple structures should not be developed.
3. Small-scale tourist accommodation should only be developed if it achieves one of the following (a) or (b) or (b):
   - it is within existing buildings
   - it is in the form of farm stay, guesthouse, rural or nature retreat or bed and breakfast accommodation as an integral part of the group of farm buildings.

Form and Character

4. (Conversion note: core policy if a desired character statement exists for the policy area) Development should not be undertaken unless it is consistent with the desired character for the policy area.
5. Dwellings should be confined to a detached dwelling associated with primary production on the same allotment.
6. Farm buildings, dwellings and residential outbuildings, should be grouped together.
7. (Optional: use only where relevant in a Development Plan) Buildings should be sited and designed to minimise their visual impact on the scenic and natural qualities of the landscape.
Sheds, garages and similar outbuildings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum total floor area</td>
<td>X (optional variable) square metres</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Maximum building height (from natural ground level)</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from side boundaries</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from rear boundaries</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from a public road or public open space area</td>
<td>X (optional variable) metres</td>
</tr>
</tbody>
</table>

Existing vegetation should be retained and development of structures should include landscaping adjacent to roadside boundaries to provide an attractive entrance to towns as viewed from public roads and to enhance the scenic contrast between urban development and rural areas.

**Land Division**

10 Land should not be divided unless:

   (a) no additional allotments are created

   (b) the number of resulting allotments of less than X (optional variable) hectares is not greater than the number that existed prior to rationalization.

*(Conversion note: procedure matters relating to this policy area should be listed in the parent zone.)*
PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X - Conditions for Complying Development:

- Click and type.

OR

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
</table>

(Conversion notes:
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
</table>
| Advertisement and/or advertising hoarding | Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b):
(a) is adjacent to a road with a speed limit of less than 80 km/h
(b) has an advertisement area of 2 square metres or less and achieves all of the following:
(i) the message contained thereon relates entirely to a lawful use of land
(ii) the advertisement is erected on the same allotment as the use it seeks to advertise
(iii) the advertisement will not result in more than two advertisements on the allotment. |

(Optional) Agricultural industry
(including an ancillary area for sale and display of produce) where it is located within the:

- Mount Lofty Ranges Policy Area X
- Barossa Valley Region Policy Area X

Except where it is located within the Mount Lofty Ranges Policy Area X and it achieves all of the following criteria:
(a) at least one of the following activities associated with the processing of primary produce takes place:
(i) washing
(ii) grading
(iii) processing (including bottling)
(iv) packing or storage
(b) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 250 square metres per allotment with a maximum total floor area of no greater than 150 square metres, including a maximum total floor area of 50 square metres for sale and display of goods manufactured in the industry.
Form of Development | Exceptions
--- | ---
(c) the industry, including any ancillary uses, is located within the boundary of a single allotment
(d) there is no more than one industry located on an allotment
(e) the industry is not located:
(i) within a 900 millimetres or greater rainfall per year area
(ii) within 800 metres of the high water level of a public water supply reservoir
(f) complies with Clause B.

(Optional) Alterations and additions to an existing building, use or activity which is being lawfully undertaken within the:

Mount Lofty Ranges Policy Area X
Barossa Valley Region Policy Area X

Except where it achieves (a) or (b), where it is located within the:

(a) Mount Lofty Ranges Policy Area X and achieves all of the following:
(i) the total floor area does not exceed the floor area that existed on 14 September 1990, by more than 50 per cent
(ii) the total site area does not exceed the existing site area that existed on 14 September 1990, by more than 50 per cent
(b) Barossa Valley Region Policy Area X and achieves all of the following:
(i) the total floor area does not exceed the floor area that existed on 18 September 1990, by more than 25 per cent
(ii) the total site area does not exceed the existing site area that existed on 18 September 1990, by more than 25 per cent.

(Optional) Alterations, additions or replacement of an existing dwelling within the Mount Lofty Ranges Policy Area X

Except where it achieves one of the following:

(a) it does not exceed 50 per cent increase in the total floor area of the existing dwelling
(b) it exceeds 50 per cent increase in the total floor area of the existing dwelling and complies with Clause A.

(Optional) Bulk handling and storage where located within the:

Mount Lofty Ranges Policy Area X

(Optional) Township Fringe Policy Area X
<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>(Optional)</strong> Cellar door sales outlet within the:</td>
<td><strong>(Optional)</strong> Cellar door sales outlet within the:</td>
</tr>
<tr>
<td><strong>Mount Lofty Ranges Policy Area X</strong></td>
<td><strong>Mount Lofty Ranges Policy Area X</strong> and achieves all of the following:</td>
</tr>
<tr>
<td><strong>Barossa Valley Region Policy Area X</strong></td>
<td>(i) it is ancillary and in association with a winery</td>
</tr>
<tr>
<td></td>
<td>(ii) located within a single allotment</td>
</tr>
<tr>
<td></td>
<td>(iii) located on the same allotment or an allotment adjacent to the associated vineyard</td>
</tr>
<tr>
<td></td>
<td><strong>(Optional)</strong> Barossa Valley Region Policy Area X and achieves all of the following:</td>
</tr>
<tr>
<td></td>
<td>(i) it is within or is an addition to a building existing as at 18 September 1990</td>
</tr>
<tr>
<td></td>
<td>(ii) the gross leasable area for wine tasting and retail sales is X square metres or less</td>
</tr>
<tr>
<td></td>
<td>(iii) it is located on the same allotment as, and ancillary to, a winery.</td>
</tr>
</tbody>
</table>

**Optional** Cemetery where it is located within the:

- **Mount Lofty Ranges Policy Area X**
- **Barossa Valley Region Policy Area X**

**Optional** Commercial forestry where it is located within the **Township Fringe Policy Area X**

**Optional** Community centre

- **Mount Lofty Ranges Policy Area X**
- **Barossa Valley Region Policy Area X**

**Consulting room**

**Optional** Crematorium where it is located within the:

- **Mount Lofty Ranges Policy Area X**
- **Barossa Valley Region Policy Area X**

**Optional** Dam where it is located within the **Barossa Valley Region Policy Area X**

**Optional** Dog kennel within the:

- **Barossa Valley Region Policy Area X**
- **Mount Lofty Ranges Policy Area X**

**Except where it is located within the Mount Lofty Ranges Policy Area X** and it involves an alteration or addition to an existing dog kennel
<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling</td>
<td>Except for a detached dwelling that achieves one of the following:</td>
</tr>
<tr>
<td></td>
<td>(a) where it is located within the <strong>Barossa Valley Region Policy Area X</strong> and achieves at least one of the following:</td>
</tr>
<tr>
<td></td>
<td>(i) located on an allotment identified in <strong>Table X/X</strong></td>
</tr>
<tr>
<td></td>
<td>(ii) involves the conversion of an existing State or local heritage place, as listed in <strong>Tables X/X</strong>, for residential purposes</td>
</tr>
<tr>
<td></td>
<td>(iii) It is located in <strong>Precinct X</strong>, on an allotment of X hectares(s) or more in area where a habitable dwelling does not already exist on the allotment. <em>(Conversion note repeated (iii) for all Precincts to reflect different minimum allotment sizes)</em></td>
</tr>
<tr>
<td></td>
<td>(b) where it is located within the <strong>Mount Lofty Ranges Policy Area X</strong> and achieves all of the following:</td>
</tr>
<tr>
<td></td>
<td>(i) no habitable dwelling exists on the same allotment (apart from a State or local heritage place used as a tourist accommodation facility for up to ten guests)</td>
</tr>
<tr>
<td></td>
<td>(ii) no valid planning authorisation to erect a dwelling on that allotment exists</td>
</tr>
<tr>
<td></td>
<td>(iii) no other application for development authorisation is being made or has been made and is not yet determined for a dwelling on that allotment</td>
</tr>
<tr>
<td></td>
<td>(iv) complies with Clause A</td>
</tr>
<tr>
<td></td>
<td>(c) it is located outside of both the <strong>Mount Lofty Ranges Policy Area X</strong> and <strong>Barossa Valley Region Policy Area X</strong> and achieves all of the following:</td>
</tr>
<tr>
<td></td>
<td>(i) is on an allotment of at least X <em>(optional variable)</em> hectares</td>
</tr>
<tr>
<td></td>
<td>(ii) will not result in more than one dwelling on the allotment</td>
</tr>
<tr>
<td></td>
<td>(iii) is not within 500 metres of an existing or approved intensive animal keeping development in the form of a poultry shed, piggery or cattle feedlot unless it is directly related to the on-site management of an approved or existing intensive animal keeping use on the allotment</td>
</tr>
<tr>
<td>Educational establishment</td>
<td>Except where it is located within the <strong>Barossa Valley Region Policy Area X</strong> and involves the conversion of a non-residential building existing as at 18 September 1990.</td>
</tr>
<tr>
<td><em>(Optional)</em> Fuel depot where it is located within the:</td>
<td></td>
</tr>
<tr>
<td><strong>Barossa Valley Region Policy Area X</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Mount Lofty Ranges Policy Area X</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Township Fringe Policy Area X</strong></td>
<td></td>
</tr>
<tr>
<td><em>(Optional)</em> Horticulture involving the growing of olives where it is located within the <strong>Barossa Valley Region Policy Area X</strong> <em>(Optional for all other areas outside of the Barossa Valley Region Policy Area)</em></td>
<td>Except where the location for the growing of olives achieves (a) and (b):</td>
</tr>
<tr>
<td></td>
<td>(a) at least 500 metres from all of the following:</td>
</tr>
<tr>
<td></td>
<td>(i) a National Park</td>
</tr>
<tr>
<td></td>
<td>(ii) a Conservation Park</td>
</tr>
<tr>
<td></td>
<td>(iii) a Wilderness Protection Area</td>
</tr>
<tr>
<td></td>
<td>(iv) the edge of a substantially intact stratum of native</td>
</tr>
<tr>
<td>Form of Development</td>
<td>Exceptions</td>
</tr>
<tr>
<td>---------------------</td>
<td>------------</td>
</tr>
<tr>
<td>vegetation greater than 5 hectares in area (b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Indoor recreation centre</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td>Except where it achieves one of the following (a) to (c), where:</td>
</tr>
<tr>
<td>(a) it is located outside the Barossa Valley Region Policy Area X, Mount Lofty Ranges Policy Area X, Landscape Protection Policy Area X and (Optional) Townshp Fringe Policy Area X</td>
<td></td>
</tr>
<tr>
<td>(b) (Optional) it is located within the Barossa Valley Region Policy Area X and achieves all of the following:</td>
<td></td>
</tr>
<tr>
<td>(i) it involves a light industry, service industry, store or warehouse activity</td>
<td></td>
</tr>
<tr>
<td>(ii) on the site of an existing industry, service trade premises, road transport terminal, motor repair station, store or warehouse activity</td>
<td></td>
</tr>
<tr>
<td>(iii) where the addition or expansion does not exceed 100 per cent of the total floor area which existed as at 18 September 1990</td>
<td></td>
</tr>
<tr>
<td>(iv) where the site of the proposed development is within the original allotment which contained the existing activity as at 18 September 1990</td>
<td></td>
</tr>
<tr>
<td>(c) (Optional) it involves home based industry where it is located in the Mount Lofty Ranges Policy Area X and achieves all of the following:</td>
<td></td>
</tr>
<tr>
<td>(i) it involves one of the following activities:</td>
<td></td>
</tr>
<tr>
<td>(A) arts</td>
<td></td>
</tr>
<tr>
<td>(B) crafts</td>
<td></td>
</tr>
<tr>
<td>(C) tourism</td>
<td></td>
</tr>
<tr>
<td>(D) heritage related activities, and may include an ancillary area for sale and/or promotion of goods manufactured in the industry (including display areas)</td>
<td></td>
</tr>
<tr>
<td>(ii) the total combined area for any one or any combination of these activities does not exceed 80 square metres per allotment with a maximum total floor area of no greater than 80 square metres, including a maximum area of 30 square metres for sale and display of goods manufactured in the industry</td>
<td></td>
</tr>
<tr>
<td>(iii) the industry is not located further than 50 metres from a habitable dwelling on the allotment</td>
<td></td>
</tr>
<tr>
<td>(iv) the industry, including any ancillary uses is located within the boundary of a single allotment</td>
<td></td>
</tr>
<tr>
<td>(v) there is no more than one industry located on an allotment</td>
<td></td>
</tr>
<tr>
<td>(vi) the industry is not located within 200 metres of a major stream (3rd order or higher)</td>
<td></td>
</tr>
<tr>
<td>(vii) complies with Clause B</td>
<td></td>
</tr>
<tr>
<td>(Optional) Intensive animal keeping where it is located within the:</td>
<td></td>
</tr>
<tr>
<td>(Optional policy for the Township Fringe Policy Area) Except aquaculture, where the development is located more than 500 metres from a X Zone [insert relevant zones townships, or</td>
<td></td>
</tr>
</tbody>
</table>
Form of Development | Exceptions
--- | ---
Barossa Valley Region Policy Area X settlements.
Mount Lofty Ranges Policy Area X
Township Fringe Policy Area X

Land division

- **Exceptions**
  - **Barossa Valley Region Policy Area X**
  - **Mount Lofty Ranges Policy Area X**
  - **Township Fringe Policy Area X**

| (a) | It is not located in a policy area and it achieves one of the following:
| | (i) *Optional* all allotments resulting from the division are at least X *(optional variable)* hectares *(Conversion Note: delete (a) and use (b) if the intent is to not allow any additional allotments)*
| | (ii) *Optional* no additional allotments are created, and the number of resulting allotments of less than X *(optional variable)* hectares is not more than the number that existed prior to rationalisation
| | (iii) *Optional* it would create an allotment of at least 1 hectare to accommodate an approved aquaculture development *(outside of the Horticulture Policy Area X use only when the Horticulture Policy Area X is used in the Development Plan)*

| (b) | *Optional* it is located within the Horticulture Policy Area X and all allotments resulting from the division are at least X *(optional variable)* hectares

| (c) | *Optional* it is located within the Township Fringe Policy Area X and all allotments resulting from the division are at least X *(optional variable)* hectares

| (d) | *Optional* it is located within the Landscape Protection Policy Area X and achieves the all of the following:
| | (i) no additional allotments are created partly or wholly in the policy area
| | (ii) all remaining allotments are at least X *(optional variable)* hectares

| (e) | *Optional* it is located within the Barossa Valley Ranges Policy Area X and it achieves one of the following:
| | (i) no additional allotments are created wholly or partly within the policy area.
| | (ii) the creation of a separate allotment containing an existing State or local heritage place identified in Table X, not exceeding one hectare *(excluding the area of any appendage for the purpose of giving access to a public road)*.

| (f) | *Optional* it is located within the Mount Lofty Ranges Policy Area X and it achieves the following:
| | (i) no additional allotments are created, either partly or wholly, within the policy area
| | (ii) the development of the proposed allotments does not result in a greater risk to pollution of surface or underground waters than would the development of existing allotments
| | (iii) each resulting allotment provides a suitable site for a detached dwelling which complies with Clause A.

(Optional) Mineral water extraction and processing plant *(including areas used for the ancillary administration)*

Except where it is located within the Mount Lofty Ranges Policy Area X and achieves all of the following:

- **(a)** at least one of the following activities associated with the
### Form of Development

<table>
<thead>
<tr>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>and sale or promotion of mineral water product) where it is located within the:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Barossa Valley Region Policy Area X</th>
</tr>
</thead>
<tbody>
<tr>
<td>(i) extraction</td>
</tr>
<tr>
<td>(ii) bottling</td>
</tr>
<tr>
<td>(iii) packaging</td>
</tr>
<tr>
<td>(iv) storage</td>
</tr>
<tr>
<td>(v) distribution, and</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mount Lofty Ranges Policy Area X</th>
</tr>
</thead>
<tbody>
<tr>
<td>(b) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 350 square metres per allotment with a maximum total floor area of no greater than 250 square metres, including a maximum floor area of 50 square metres for the sale and display of goods manufactured in the industry</td>
</tr>
<tr>
<td>(c) the industry, including any ancillary uses, is located within the boundary of a single allotment</td>
</tr>
<tr>
<td>(d) there is no more than one industry located on an allotment</td>
</tr>
<tr>
<td>(e) the building for bottling/packaging of mineral water for sale and distribution in refillable containers is not located within 200 metres of a major stream (3rd order or higher)</td>
</tr>
<tr>
<td>(f) complies with Clause B.</td>
</tr>
</tbody>
</table>

**Optional** Motel where it is located within the: |

<table>
<thead>
<tr>
<th>Barossa Valley Region Policy Area X</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) it is located in the Barossa Valley Region Policy Area X</td>
</tr>
<tr>
<td>(b) it involves a motel which existed as at 18 September 1990</td>
</tr>
<tr>
<td>(c) the addition or expansion does not exceed 100 per cent of the total floor area or the total number of accommodation units of the building as at 18 September 1990.</td>
</tr>
</tbody>
</table>

**Optional** Motor repair station |

**Optional** Organic waste processing facility where it is located within the: |

<table>
<thead>
<tr>
<th>Barossa Valley Region Policy Area X</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) an impervious leachate barrier is provided between the operational areas and the underlying soil and groundwater of an organic waste processing operation proposed to be located on a site that is wholly or partly within a water protection area</td>
</tr>
<tr>
<td>(b) the proposed organic waste processing operation is located on a site with ground slopes no greater than 6 per cent</td>
</tr>
<tr>
<td>(c) the proposed organic waste processing operation is located a minimum distance of 100 metres from any dam, river, creek, watercourse, channel or bore and not within the area of a 1-in-100 year average return interval flood event</td>
</tr>
<tr>
<td>(d) the proposed organic waste processing operation is located on land with a depth to subsurface seasonal tidal or permanent groundwater of 2 metres or greater</td>
</tr>
<tr>
<td>(e) the land to be used for the organic waste processing operation is at least a distance of 500 metres from the nearest sensitive receptor, or the proposed organic waste</td>
</tr>
<tr>
<td>Form of Development</td>
</tr>
<tr>
<td>-----------------------------------------</td>
</tr>
<tr>
<td>processing operation employs an in-vessel or fully enclosed composting system where a lesser distance to the nearest sensitive receptor may be appropriate.</td>
</tr>
<tr>
<td><em>(Optional)</em> Outbuilding where it is located within the Barossa Valley Region Policy Area X</td>
</tr>
<tr>
<td>Petrol filling station</td>
</tr>
<tr>
<td><em>(Optional)</em> Piggery where it is located within the:</td>
</tr>
<tr>
<td>Barossa Valley Region Policy Area X</td>
</tr>
<tr>
<td>Mount Lofty Ranges Policy Area X</td>
</tr>
<tr>
<td>Place of worship</td>
</tr>
<tr>
<td><em>(Optional)</em> Poultry battery or hatchery where it is located within the:</td>
</tr>
<tr>
<td>Barossa Valley Region Policy Area X</td>
</tr>
<tr>
<td>Mount Lofty Ranges Policy Area X</td>
</tr>
<tr>
<td>Pre-school</td>
</tr>
<tr>
<td><em>(Optional)</em> Prescribed mining operations where it is located within the:</td>
</tr>
<tr>
<td>Barossa Valley Region Policy Area X</td>
</tr>
<tr>
<td>Mount Lofty Ranges Policy Area X</td>
</tr>
<tr>
<td>Township Fringe Policy Area X</td>
</tr>
<tr>
<td>Landscape Protection Policy Area X</td>
</tr>
<tr>
<td>Primary school</td>
</tr>
<tr>
<td>Residential flat building</td>
</tr>
<tr>
<td><em>(Optional)</em> Restaurant where it is located within the</td>
</tr>
<tr>
<td>Barossa Valley Region Policy Area X</td>
</tr>
<tr>
<td>Mount Lofty Ranges Policy Area X</td>
</tr>
<tr>
<td><em>(Optional)</em> Road transport terminal where it is located within the:</td>
</tr>
<tr>
<td>Barossa Valley Region Policy Area X</td>
</tr>
</tbody>
</table>
### Form of Development

<table>
<thead>
<tr>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
</tr>
<tr>
<td>Mount Lofty Ranges Policy Area X</td>
</tr>
<tr>
<td>Township Fringe Policy Area X</td>
</tr>
<tr>
<td>Landscape Protection Policy Area X</td>
</tr>
<tr>
<td>Service trade premises</td>
</tr>
<tr>
<td>Shop or group of shops</td>
</tr>
<tr>
<td>Except where it achieves one of the following, it is located:</td>
</tr>
<tr>
<td>(a) <em>(Optional)</em> within the Landscape Protection Policy Area X and has a gross leasable area of less than 20 <em>(optional variable)</em> square metres</td>
</tr>
<tr>
<td>(b) <em>(Optional)</em> within the Mount Lofty Ranges Policy Area X and it is ancillary to tourist accommodation, a mineral water extraction plant, home based industry, agricultural industry or a winery</td>
</tr>
<tr>
<td>(c) outside of the Mount Lofty Ranges Policy Area X, Barossa Valley Region Policy Area X and Landscape Protection Policy Area X and it achieves all of the following:</td>
</tr>
<tr>
<td>(i) ancillary to and in association with primary production or tourism development; and</td>
</tr>
<tr>
<td>(ii) the gross leasable area is 80 <em>(Optional variable but not exceed 80)</em> square metres or less.</td>
</tr>
</tbody>
</table>

Stadium

*(Optional)* Stock sales yard where it is located within the:

| Barossa Valley Region Policy Area X                                      |
| Mount Lofty Ranges Policy Area X                                        |
| Township Fringe Policy Area X                                           |

*(Optional)* Stock slaughter works where it is located within the:

| Barossa Valley Region Policy Area X                                      |
| Mount Lofty Ranges Policy Area X                                        |
| Township Fringe Policy Area X                                           |

*(Optional)* Telecommunications facility where it is located within the:  

| Mount Lofty Ranges Policy Area X                                        |
| Barossa Valley Region Policy Area X                                     |

*(Optional)* Tourist accommodation  

<table>
<thead>
<tr>
<th>Except where it achieves (a) or (b), it is within the form of a:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Form of Development and ancillary uses within the Barossa Valley Region Policy Area X</td>
</tr>
<tr>
<td>---</td>
</tr>
<tr>
<td>(a) motel and it achieves all of the following: (i) existed as at 18 September 1990 (ii) the addition or expansion does not exceed 100 per cent of the total floor area or the total number of accommodation units of the building as at 18 September 1990</td>
</tr>
<tr>
<td>(b) bed and breakfast accommodation and it achieves at least one of the following: (i) it is within or is an addition to a building existing as at 18 September 1990 (ii) it is in association with a lawful activity where bed and breakfast existed as at 18 September 1990, and the addition or expansion exceed 100 per cent of the total floor area of the building as at 18 September 1990.</td>
</tr>
</tbody>
</table>

(Optional) Tourist accommodation and ancillary uses where located within the Mount Lofty Ranges Policy Area X

Except where it achieves one of the criteria (a) to (d), and all of the criteria (e) to (k), although excludes caravan or camping grounds:

(a) within part of or is an extension to a dwelling or lawful tourist accommodation existing as at 14 September 1990, and where up to eight guests are accommodated in hosted accommodation

(b) wholly within a dwelling or lawful tourist accommodation existing as at 21 September 2000, and where up to ten guests are accommodated in non-hosted accommodation

(c) wholly within or within part of or is an extension to a State or local heritage place (which may be in association with a new or existing dwelling) and where no more than thirty guests are accommodated on a single allotment

(d) in any combination of State or local heritage places or other existing buildings or new buildings, and where from 31 to 55 guests are accommodated

(e) is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or situated on land fill which would interfere with the flow of such flood waters

(f) is connected to an approved waste treatment system which may include sewage, Community Wastewater Management System, or on-site wastewater treatment and disposal methods

(g) not have any part of a septic tank effluent drainage field or any other waste water disposal area (eg irrigation area) located within 50 metres of a watercourse and when accommodating eleven guests or more any effluent generated is not disposed onto land: (i) in a high rainfall zone (>900 mm/year) (ii) within 200 metres of a major watercourse (3rd or higher order)

(h) not have a waste water disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres

(i) not have a septic tank or any other waste water treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event

(j) is sited at least 25 metres from any watercourse

(k) has an approved secure, potable water supply that can provide at least 125 litres per person per day (including staff).
## Form of Development

### (Optional) Warehouse within the:

<table>
<thead>
<tr>
<th>Zone Section</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barossa Valley Region Policy Area X</td>
<td>Except where it achieves one of the following, where it is located within the:</td>
</tr>
<tr>
<td>Mount Lofty Ranges Policy Area X</td>
<td>(a) Mount Lofty Ranges Policy Area X and it is ancillary to tourist accommodation, a mineral water extraction plant, home based industry, agricultural industry or a winery</td>
</tr>
<tr>
<td>Township Fringe Policy Area X</td>
<td>(b) (Optional) Township Fringe Policy Area X and it is ancillary to and in association with aquaculture development.</td>
</tr>
</tbody>
</table>

### (Optional) Waste reception, storage, treatment or disposal where it is located within the:

<table>
<thead>
<tr>
<th>Zone Section</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barossa Valley Region Policy Area X</td>
<td>Except where it is located within part Section 119, Hundred of Nuriootpa (Certificates of Title 1797/28 and 2383/127).</td>
</tr>
<tr>
<td>Mount Lofty Ranges Policy Area X</td>
<td></td>
</tr>
<tr>
<td>Township Fringe Policy Area X</td>
<td></td>
</tr>
</tbody>
</table>

### (Optional) Winery where it is located within the Barossa Valley Region Policy Area X

Winery involving the processing of at least 30 tonnes of grapes and/or the production of at least 20 000 litres of wine per annum by maturation and at least one of the following activities:

<table>
<thead>
<tr>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) 4 hectares of vineyard</td>
</tr>
<tr>
<td>(b) grape crushing</td>
</tr>
<tr>
<td>(c) fermenting of grape product</td>
</tr>
</tbody>
</table>

### (Optional) Winery where located within the Mount Lofty Region Policy Area X

Winery (including ancillary activities of administration, sale or promotion of wine product and dining) where:

<table>
<thead>
<tr>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) at least one of the following activities associated with the making of wine takes place:</td>
</tr>
<tr>
<td>(i) crushing</td>
</tr>
<tr>
<td>(ii) fermenting</td>
</tr>
<tr>
<td>(iii) bottling</td>
</tr>
<tr>
<td>(iv) maturation/cellaring of wine</td>
</tr>
<tr>
<td>(b) buildings and infrastructure for the winery and associated activities are located within the boundary of a single allotment which adjoins, or is on the same allotment as a vineyard</td>
</tr>
<tr>
<td>(c) there is no more than one winery located on an allotment</td>
</tr>
<tr>
<td>(d) the winery and ancillary activities are not located within 200 metres of a major stream (3rd order or higher)</td>
</tr>
<tr>
<td>(e) complies with Clause B</td>
</tr>
</tbody>
</table>

### Wrecking yard

<table>
<thead>
<tr>
<th>Activity</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) it is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters</td>
</tr>
<tr>
<td>(b) it is connected to an approved waste treatment system which may include sewage, Community Wastewater Management System, or on-site wastewater treatment and disposal methods</td>
</tr>
<tr>
<td>(c) it does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</td>
</tr>
<tr>
<td>(d) it does not have a wastewater disposal area located on any</td>
</tr>
</tbody>
</table>
Form of Development | Exceptions
---|---
| land with a slope greater that 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres
| it does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event
| it is sited at least 25 metres from any watercourse.

(Optional) Clause B

(i) it is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters
(ii) it is connected to an approved sewage effluent disposal scheme or has an on site waste water treatment and disposal method which complies with the requirement of the Environment Protection Authority.
(iii) the effluent system and any effluent drainage field are located within the allotment of the development
(iv) it is not located on land with a slope greater than 20 per cent (1-in-5)
(v) it is not located on land that is classified as being poorly drained or very poorly drained
(vi) it is not located within 50 metres of any bore, well or watercourse
(vii) the development does not have septic tank and sub surface soakage field or disposal area or any other waste water treatment facility located on land subject to inundation by a 1-in-10 year average return interval flood event.

(Convension note: consider whether alterations or additions to existing non-complying development are appropriate exceptions)

Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

(Convension note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).

(Optional) Further, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Optional) Advertisements and or advertising hoarding where it is located within the Barossa Valley Region Policy Area X</td>
<td>(Optional) Commercial forestry where it is located within the Barossa Valley Region Policy Area X</td>
</tr>
<tr>
<td>(Optional) Farming where it is located within the Barossa Valley Region Policy Area X</td>
<td>(Optional) Recreation area where it is located within the Barossa Valley Region Policy Area X</td>
</tr>
</tbody>
</table>
| (Optional) Farm buildings where it is located within the Barossa Valley Region Policy Area X | Tourist accommodation where it is located outside of the following areas:
(a) (Optional) Barossa Valley Region Policy Area X
(b) (Optional) Mount Lofty Ranges Policy Area X
(c) (Optional) Rural Landscape Policy Area |
<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Optional) Horticultural buildings where it is located within the Barossa Valley Region Policy Area X</td>
<td>(Optional) Winery, including associated activities, within the Barossa Valley Region Policy Area X which does not involve an increase in processing capacity.</td>
</tr>
<tr>
<td>(Optional) Winery where it is located within the Barossa Valley Region Policy Area X that:</td>
<td>(Optional) Winery where it is located within the Barossa Valley Region Policy Area X that:</td>
</tr>
<tr>
<td>(a) processes 500 tonnes of grapes or less per year</td>
<td>(a) processes 500 tonnes of grapes or less per year</td>
</tr>
<tr>
<td>(b) is located further than 300 metres of the following zones or policy areas:</td>
<td>(b) is located within 300 metres of the following zones or policy areas:</td>
</tr>
<tr>
<td>(i) residential</td>
<td>(i) residential</td>
</tr>
<tr>
<td>(ii) tourist accommodation</td>
<td>(ii) tourist accommodation</td>
</tr>
<tr>
<td>(iii) rural living</td>
<td>(iii) rural living</td>
</tr>
<tr>
<td>(iv) country township</td>
<td>(iv) country township</td>
</tr>
<tr>
<td>(Optional) Winery where it is located within the Barossa Valley Region Policy Area X that:</td>
<td>(Optional) Winery where it is located within the Barossa Valley Region Policy Area X that:</td>
</tr>
<tr>
<td>(a) processes 500 tonnes of grapes or more per year</td>
<td>(a) processes 500 tonnes of grapes or more per year</td>
</tr>
<tr>
<td>(b) is located further than 300 metres of the following zones or policy areas:</td>
<td>(b) is located further than 300 metres of the following zones or policy areas:</td>
</tr>
<tr>
<td>(i) residential</td>
<td>(i) residential</td>
</tr>
<tr>
<td>(ii) tourist accommodation</td>
<td>(ii) tourist accommodation</td>
</tr>
<tr>
<td>(iii) rural living</td>
<td>(iii) rural living</td>
</tr>
<tr>
<td>(iv) country township</td>
<td>(iv) country township</td>
</tr>
</tbody>
</table>
Regional Centre Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1 A centre representing the primary focus for business and commercial services for the region providing a full range of shopping, administrative, cultural, community, entertainment, education, religious and recreational facilities, and public and private office development.

2 A centre providing a focus for public transport interchanges and networks.

3 Development of a visually and functionally cohesive and integrated regional centre.

4 A centre accommodating medium to high density residential development in conjunction with non-residential development (core policy for relevant Greater Adelaide and all Regional Development Plans)

5 A centre accommodating high density residential development in conjunction with non-residential development. (core policy for relevant Greater Adelaide Development Plans)

6 (Optional) A centre with a total gross leasable area between X (optional variable) and X (optional variable) square metres.

7 (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type .

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

- affordable housing
- bank
- child care centre
- civic centre
- consulting room
- department store
- dwelling in conjunction with non-residential development
- educational establishment
- emergency services facility
- entertainment facility
- health facility
- hospital
- hotel
- indoor games centre
- library
- motel
- motor repair station
- office
- place of worship
- playing field
- primary school
- pre-school
- public transport terminal
- residential flat building in conjunction with non-residential development
- restaurant
- shop
- supermarket
- swimming pool.

2 Development listed as non-complying is generally inappropriate.

3 Development comprising a variety of medium to high density residential (including affordable housing) and non-residential uses should only be developed if it does not prejudice the operation of existing or future non-residential activity within the zone. (core policy for relevant Greater Adelaide and all Regional Development Plans)

4 Development comprising a variety of high-density residential (including affordable housing) and non-residential uses should not prejudice the operation of existing or future non-residential activity within the zone. (core policy for relevant Greater Adelaide Development Plans)

Form and Character

5 (Conversion note: core policy if a desired character statement exists for the zone) Development should not be undertaken unless it is consistent with the desired character for the zone.

6 Development should be designed and sited to promote linkages between the various developments within the centre and adjoining main roads.

7 Facilities within the centre should be sited and designed with a view to promoting after-hours use to reinforce the centre as the focus of social activity in the region.

8 Dwellings should be located only behind or above non-residential uses on the same allotment. (core policy for relevant Greater Adelaide and all Regional Development Plans)

9 Dwellings should only be located at upper levels of buildings and in conjunction with an envisaged non-residential use located at ground level. (core policy for Metropolitan Development Plans)

10 (Optional) Development should occur in accordance with Concept Plan Map X/X - Title.

Land Division

11 (Optional) Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X - Conditions for Complying Development:

- Click and type .

OR
In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
</table>

*(Conversion notes:*
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

**Non-complying Development**

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

*(Conversion note:*
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling</td>
<td>Except where in conjunction with a non-residential development.</td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td><em>Conversion note: Council should identify any types of light industry or service industry as exceptions, if applicable</em></td>
</tr>
<tr>
<td>Major public service depot</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td>Except where in conjunction with a non-residential development.</td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Wrecking yard</td>
<td></td>
</tr>
</tbody>
</table>

**Public Notification**

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional) Further, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
</table>

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Residential Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1 A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.

2 Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.

3 (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type.

(Optional conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:
   - affordable housing
   - domestic outbuilding in association with a dwelling
   - domestic structure
   - dwelling
   - dwelling addition
   - small scale non-residential use that serves the local community, for example:
     - (Optional) child care facility
     - (Optional) health and welfare service
     - (Optional) open space
     - (Optional) primary and secondary school
     - (Optional) recreation area
     - (Optional) shop, office or consulting room
   - supported accommodation.

2 Development listed as non-complying is generally inappropriate.

3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.

4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
   (a) serves the local community
   (b) is consistent with the character of the locality
(c) does not detrimentally impact on the amenity of nearby residents.

5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

**Form and Character**

6 *(Conversion note: core policy if a desired character statement exists for the zone)* Development should not be undertaken unless it is consistent with the desired character for the zone.

7 *(Optional)* Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of $X$ (optional variable) metres or $X$ (optional variable) per cent of the allotment or building site frontage width, whichever is the lesser distance.

8 *(Optional)* Dwellings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from primary road frontage</td>
<td>$X$ (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from secondary road frontage</td>
<td>$X$ (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from side boundaries</td>
<td>$X$ (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from rear boundary</td>
<td>$X$ (optional variable) metres</td>
</tr>
<tr>
<td>Maximum site coverage</td>
<td>$X$ (optional variable) per cent</td>
</tr>
<tr>
<td>Maximum area of private open space other than for affordable housing <em>(Conversion note - optional text: the words ‘other than for affordable housing’ is optional)</em></td>
<td>$X$ (optional variable) square metres</td>
</tr>
<tr>
<td>Minimum number of on site car parking spaces other than for affordable housing <em>(Conversion note- optional text: the words ‘other than for affordable housing’ is optional)</em> (one of which should be covered)</td>
<td>$X$ (optional variable)</td>
</tr>
</tbody>
</table>

*(Conversion note: choose open space provisions at either the general or zone level)*

9 *(Optional)* Sheds, garages and similar outbuildings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum floor area</td>
<td>$X$ (optional variable) square metres</td>
</tr>
<tr>
<td>Maximum building height (from natural ground level)</td>
<td>$X$ (optional variable) metres</td>
</tr>
<tr>
<td>Maximum wall height (from natural ground level)</td>
<td>$X$ (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from side and rear boundaries</td>
<td>$X$ (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from a public road or public open space area</td>
<td>$X$ (optional variable) metres</td>
</tr>
</tbody>
</table>
10 \textit{(Optional)} A dwelling should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Site area other than for affordable housing \textit{(Conversion note: optional text: the words ‘other than for affordable housing’ is optional)} (square metres)</th>
<th>Minimum frontage (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>\textit{X} minimum \textit{(optional variable)}</td>
<td>\textit{X} \textit{(optional variable)}</td>
</tr>
<tr>
<td>Semi-detached</td>
<td>\textit{X} minimum \textit{(optional variable)}</td>
<td>\textit{X} \textit{(optional variable)}</td>
</tr>
<tr>
<td>Group dwelling</td>
<td>\textit{X} minimum \textit{(optional variable)}</td>
<td>\textit{X} \textit{(optional variable – if applicable)}</td>
</tr>
<tr>
<td>Residential flat building</td>
<td>\textit{X} average \textit{(optional variable)}</td>
<td>\textit{X} \textit{(optional variable if applicable)}</td>
</tr>
<tr>
<td>Row dwelling</td>
<td>\textit{X} minimum \textit{(optional variable)}</td>
<td>\textit{X} \textit{(optional variable)}</td>
</tr>
</tbody>
</table>

\textit{(Conversion notes: dwelling area and frontage to be completed by council - Councils to insert density provisions having regard to the Planning Strategy and negotiations with the Department of Planning and Local Government.)}

\textbf{Affordable Housing}

11 \textit{(Optional: only to be included when there is a major rezoning to residential uses or when there is a legal agreement with government to develop affordable housing)} Development should include a minimum 15 per cent of residential dwellings for affordable housing.

12 Affordable housing should be distributed throughout the zone / \textbf{X Policy Area X} to avoid over-concentration of similar types of housing in a particular area.

13 \textit{(Optional)} Dwellings constituting affordable housing should be designed within the following parameters and have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) not less than that shown in the following table: \textit{(Conversion note: the parameters in the following table must be ‘lower’ than those required generally in the zone)}
<table>
<thead>
<tr>
<th>Parameter</th>
<th>Detached</th>
<th>Semi-detached</th>
<th>Group</th>
<th>Residential flat building</th>
<th>Row</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area (square metres)</td>
<td>X minimum</td>
<td>X minimum</td>
<td>X minimum</td>
<td>X average</td>
<td>X minimum</td>
</tr>
<tr>
<td>Minimum area of private open space for ground level dwellings (square metres)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Minimum area of private open space in the form of a balcony for dwellings above ground level (square metres)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Minimum number of on site car parking spaces (one of which should be covered)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

**Land Division**

14 *(Optional)* Land division should create allotments with an area of greater than X *(optional variable)* square metres or in the case of affordable housing allotments greater than X square metres. *(Conversion note - optional text: the words ‘or in the case of affordable housing allotments greater than X square metres’ is core text if the affordable housing table is used)*
Medium Density Policy Area X

Refer to the Map Reference Tables for a list of the maps that relate to this policy area.

OBJECTIVES

1. A residential policy area comprising a range of medium density dwellings, including a minimum of 15 per cent affordable housing, designed to integrate with areas of open space, neighbouring centres or public transport nodes.

2. Development that minimises the potential impact of garaging of vehicles on the character of the area.

3. Development that supports the viability of community services and infrastructure and reflects good residential design principles.

4. Development that contributes to the desired character of the policy area.

(Optional Local Addition) DESIRED CHARACTER

Click and type

(Optional conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

(*Conversion note: for the Medium Density Policy Area it is recommended that council consider highlighting a desired character that minimises the impact of garaging and driveway crossovers on the streetscape).

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the policy area:

   - affordable housing
   - detached dwelling
   - domestic outbuilding in association with a dwelling
   - domestic structure
   - dwelling addition
   - group dwelling
   - pergola in association with a dwelling
   - residential flat building (buildings between 1 and 3 storeys)
   - row dwelling
   - semi-detached dwelling
   - supported accommodation.

2. The use and placement of outbuildings should be ancillary to and in association with residential purposes.

Form and Character

3. Development should not be undertaken unless it is consistent with the desired character for the policy area.
South Australian Planning Policy Library Version 6
Zone Section
Residential Zone
Medium Density Policy Area X

4 Medium density development that achieves gross densities of between 23 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare) should be in the form of 2 to 3 storey buildings.

5 Upper level balconies may extend 1 metre closer to the road boundary than the associated dwelling.

6 In the case of multiple dwellings on 1 site, access to parking and garaging areas from public streets should primarily be via a minimum number of common driveways.

7 (Optional – only use table in Development Plans where parameters exist) Dwellings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from primary road frontage</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from secondary road frontage</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from side boundaries</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from back boundary</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Maximum site coverage</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Maximum building height (from natural ground level)</td>
<td>X (optional variable) square metres</td>
</tr>
<tr>
<td>* Minimum area of private open space other than for affordable housing (Conversion note - optional text: the words ‘other than for affordable housing’ are optional)</td>
<td>X (optional variable) square metres</td>
</tr>
<tr>
<td>Minimum number of on site car parking spaces other than for affordable housing (Conversion note - optional text: the words ‘other than for affordable housing’ are optional) (1 of which should be covered)</td>
<td>X (optional variable)</td>
</tr>
</tbody>
</table>

(Conversion note: choose open space provisions at either the general, zone or policy level)

8 (Optional: only use this table in Development Plans where parameters exist) Sheds, garages and similar outbuildings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum floor area</td>
<td>X (optional variable) square metres</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Maximum wall height (from natural ground level)</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from side and rear boundaries</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from a public road or public open space area</td>
<td>X (optional variable) metres</td>
</tr>
</tbody>
</table>
A dwelling should have a minimum site area (and in the case of and residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Site area other than for affordable housing (Conversion note - optional text: the words ‘other than for affordable housing’ is optional) (square metres)</th>
<th>Minimum frontage (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>X(optional variable) min</td>
<td>X(optional variable)</td>
</tr>
<tr>
<td>Semi-detached</td>
<td>X(optional variable) min</td>
<td>X(optional variable)</td>
</tr>
<tr>
<td>Group dwelling</td>
<td>X(optional variable) min</td>
<td>X(optional variable if applicable)</td>
</tr>
<tr>
<td>Residential flat building</td>
<td>X(optional variable) average</td>
<td>X(optional variable if applicable)</td>
</tr>
<tr>
<td>Row dwelling</td>
<td>X(optional variable) min</td>
<td>X(optional variable)</td>
</tr>
</tbody>
</table>

(Conversion note: Councils are to insert density provisions having regard to the Planning Strategy and negotiations with Planning SA)

(Conversion note: procedural matters relating to this policy area should be listed in the parent zone.)

**Affordable Housing**

10 (Only remove this PDC if justification is provided in Statement of Investigations) Development should include a minimum 15 per cent of residential dwellings for affordable housing.

11 Affordable housing should be distributed throughout the policy area to avoid over-concentration of similar types of housing in a particular area.
Dwellings constituting affordable housing should be designed within the following parameters and have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) not less than that shown in the following table: (Conversion note: the parameters in the following table must be ‘lower’ than those required generally in the zone)

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Detached</th>
<th>Semi-detached</th>
<th>Group</th>
<th>Residential flat building</th>
<th>Row</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area (square metres)</td>
<td>X minimum</td>
<td>X minimum</td>
<td>X minimum</td>
<td>X average</td>
<td>X minimum</td>
</tr>
<tr>
<td>Minimum area of private open space for ground level dwellings (square metres)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Minimum area of private open space in the form of a balcony for dwellings above ground level (square metres)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Minimum number of on site car parking spaces (1 of which should be covered)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

Land Division

(Conversion Note: procedure matters relating to this policy area are listed in the parent zone.)
PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table XIX - Conditions for Complying Development:

- Click and type .

OR

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Complying Criteria / Conditions</th>
</tr>
</thead>
</table>

(Conversion notes:  
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying  
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:  
- consider whether alterations or additions to existing non-complying development are appropriate exceptions  
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement and/or advertising hoarding</td>
<td>(Conversion note: Council should consider whether to make advertisement and/or advertising hoardings merit for approved land uses in the nature of consulting room, office or shop or group of shops as listed within this non-complying table)</td>
</tr>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
</tbody>
</table>
| Consulting room | Except where:  
  (a) the total floor area is 100 (optional variable) square metres or less  
  (b) the site does not front an arterial road. |
| Crematorium |  |
| Dairy |  |
| Farming |  |
| Fuel depot |  |
| Horse keeping |  |
### Form of Development | Exceptions
--- | ---
Horticulture |  
Hospital |  
Hotel |  
Industry |  
Intensive animal keeping |  
Motor repair station |  
Office | Except where:  
(a) the total floor area is 100 (optional variable) square metres or less  
(b) the site does not front an arterial road.  
Petrol filling station |  
Public service depot |  
Restaurant |  
Road transport terminal |  
Service trade premises |  
Shop or group of shops | Except where:  
(a) the gross leasable area is 80 (optional variable) square metres or less  
(b) the site does not front an arterial road.  
Stock sales yard |  
Stock slaughter works |  
Store |  
Warehouse |  
Waste reception, storage, treatment or disposal |  
Wrecking yard |  

**Public Notification**

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional) Further, the following forms of development (except where the development is classified as non-complying) are designated:*

| Category 1 | Category 2 |
Residential Character Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1 A residential zone ensuring the preservation of the existing development patterns and built form.

2 Infill development, including a minimum of 15 per cent (Conversion note: the words ‘a minimum of 15 per cent’ are optional) affordable housing that is designed to reflect the traditional character elements of the area, particularly as presented to the streetscape.

3 (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

   • affordable housing
   • domestic outbuilding in association with a dwelling
   • domestic structure
   • dwelling
   • dwelling addition
   • small-scale non-residential use that serves the local community, for example:
     - (Optional) child care facility
     - (Optional) health and welfare service
     - (Optional) open space
     - (Optional) primary and secondary school
     - (Optional) recreation area
     - (Optional) shop, office or consulting room
   • supported accommodation.

2 Development listed as non-complying is generally inappropriate.

3 Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.

4 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:

   (a) serves the local community
   (b) is consistent with the character of the locality
South Australian Planning Policy Library Version 6
Zone Section
Residential Character Zone

(c) does not detrimentally impact on the amenity of nearby residents.

5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

6 (Conversion note: core policy if a desired character statement exists for the zone) Development should not be undertaken unless it is consistent with the desired character for the zone.

7 (Optional) Development should be limited to one storey, except where a dwelling faces a public road (i.e., is not sited on a battleaxe allotment or at the rear of a development site) and any of the following is proposed:

(a) sympathetic two-storey additions that use existing roof space or incorporate minor extensions of roof space to the rear of the dwelling (refer to the figure below)

(b) in new dwellings, a second storey within the roof space where the overall building height, scale and form is compatible with existing single-storey development in the locality (refer to the figure below)

(c) dormer windows with a total length less than 30 per cent of the total roof length along each elevation.

8 Development should preserve and enhance streetscapes within the zone by:

(a) the incorporation of fences and gates in keeping with the height, scale and type of fences in the locality

(b) limiting the number of driveway crossovers.
9 The conversion of an existing dwelling into two or more dwellings may be undertaken provided that the building and front yard retain the original external appearance to the public road.

10 Where a new dwelling is constructed alongside or within a group of older style residential buildings, the new dwelling should be of a similar height, scale and proportions and be constructed of materials that complement and reinforce the character and design elements of existing buildings.

11 The conversion of an existing dwelling into two or more dwellings may be undertaken provided that the building and front yard retain the original external appearance to the public road.

12 (Optional) Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of X (optional variable) metres or X (optional variable) per cent of the allotment or building site frontage width, whichever is the lesser distance.

13 (Optional) Dwellings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from primary road frontage</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from secondary road frontage</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from side boundaries</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from back boundary</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Maximum site coverage</td>
<td>X (optional variable) per cent</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum area of private open space other than for affordable housing (\text{(Conversion note - optional text: the words 'other than for affordable housing' is optional)})</td>
<td>X (optional variable) square metres</td>
</tr>
<tr>
<td>Minimum number of on site car parking spaces other than for affordable housing (\text{(Conversion note - optional text: the words 'other than for affordable housing' is optional)}) (one of which should be covered)</td>
<td>X (optional variable)</td>
</tr>
</tbody>
</table>

(Conversion note: choose open space provisions at either the general, zone or policy area level)

14 (Optional) Sheds, garages and similar outbuildings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum floor area</td>
<td>X (optional variable) square metres</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Maximum height of walls (from natural ground level)</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from side and rear boundaries</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from a public road or public open space area</td>
<td>X (optional variable) metres</td>
</tr>
</tbody>
</table>

15 (Optional) A dwelling should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:
South Australian Planning Policy Library Version 6
Zone Section
Residential Character Zone

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Site area other than for affordable housing (Conversion note - optional text: ‘other than for affordable housing’ is optional) (square metres)</th>
<th>Minimum frontage (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>X(optional variable) minimum</td>
<td>X(optional variable)</td>
</tr>
<tr>
<td>Semi-detached</td>
<td>X(optional variable) minimum</td>
<td>X(optional variable)</td>
</tr>
<tr>
<td>Group dwelling</td>
<td>X(optional variable) minimum</td>
<td>X(optional variable if applicable)</td>
</tr>
<tr>
<td>Residential flat building</td>
<td>X(optional variable) average</td>
<td>X(optional variable if applicable)</td>
</tr>
<tr>
<td>Row dwelling</td>
<td>X(optional variable) minimum</td>
<td>X(optional variable)</td>
</tr>
</tbody>
</table>

(Conversion notes: Councils to insert density provisions having regard to the Planning Strategy and negotiations with The Department of Planning and Local Government).

Affordable Housing

16 (Optional) Development should include a minimum 15 per cent of residential dwellings for affordable housing.

17 Affordable housing should be distributed throughout the zone / X policy area to avoid over-concentration of similar types of housing in a particular area.

18 (Optional) Dwellings constituting affordable housing should be designed within the following parameters and have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) not less than that shown in the following table: (Conversion note: the parameters in the following table must be ‘lower’ than those required generally in the zone)

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Detached</th>
<th>Semi-detached</th>
<th>Group</th>
<th>Residential flat building</th>
<th>Row</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area (square metres)</td>
<td>X minimum</td>
<td>X minimum</td>
<td>X minimum</td>
<td>X average</td>
<td>X minimum</td>
</tr>
<tr>
<td>Minimum area of private open space for ground level dwellings (square metres)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Minimum area of private open space in the form of a balcony for dwellings above ground level (square metres)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Minimum number of on site car parking spaces (one of which should be covered) (Conversion note - optional text: the words ‘(one of which should be covered)’ are optional)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

Land Division

19 (Optional) Land division should create allotments with an area of greater than X (optional variable) metres, or in the case of affordable housing allotments greater than X square metres. (Conversion note
PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X - Conditions for Complying Development:

- Click and type .

OR

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
</table>

(Conversion notes:
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement and/or advertising hoarding</td>
<td>(Conversion note: council should consider whether to make advertisement and/or advertising hoardings merit for approved land uses in the nature of consulting room, office or shop or group of shops as listed within this non-complying table)</td>
</tr>
</tbody>
</table>
| Amusement machine centre | Except where:
- the total floor area is 100 (optional variable) square metres or less
- the site does not front an arterial road. |
| Consulting room | |
| Crematorium | |
| Dairy | |
| Farming | |
### Form of development

<table>
<thead>
<tr>
<th></th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Horse keeping</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Motor repair station</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>Except where:</td>
</tr>
<tr>
<td></td>
<td>(a) the total floor area is 100 <em>optional variable</em> square metres or less</td>
</tr>
<tr>
<td></td>
<td>(b) the site does not front an arterial road.</td>
</tr>
<tr>
<td>Petrol filling station</td>
<td></td>
</tr>
<tr>
<td>Public service depot</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Service trade premises</td>
<td></td>
</tr>
<tr>
<td>Shop or group of shops</td>
<td>Except where:</td>
</tr>
<tr>
<td></td>
<td>(a) the gross leasable area is 80 <em>optional variable</em> square metres or less</td>
</tr>
<tr>
<td></td>
<td>(b) the site does not front an arterial road.</td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Store</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td></td>
</tr>
<tr>
<td>Waste reception, storage, treatment or disposal</td>
<td></td>
</tr>
<tr>
<td>Wrecking yard</td>
<td></td>
</tr>
</tbody>
</table>
Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional) Further, the following forms of development (except where the development is classified as non-complying) are designated:*

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Residential High Density Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1 A residential zone comprising a range of high density dwellings, including a minimum of 15 per cent affordable housing, (Conversion note - optional text: the words ‘including a minimum 15 per cent affordable housing,’ is optional unless the zone contains a project in which there is a legal requirement to provide 15 per cent affordable housing) primarily in the form of row dwellings and residential flat buildings, designed to integrate with areas of open space, neighbouring centres or public transport nodes.

2 Development that supports the viability of community services and infrastructure.

3 (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

- affordable housing
- residential flat building
- row dwelling
- (Optional) small scale non-residential use that serves the local community, for example:
  - (Optional) child care facility
  - (Optional) open space
  - (Optional) recreation area
  - (Optional) shop, office or consulting room
- supported accommodation.

2 Development listed as non-complying is generally inappropriate.

3 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:

(a) serves the local community

(b) is consistent with the character of the locality

(c) does not detrimentally impact on the amenity of nearby residents.

4 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.
Form and Character

5 (Conversion note: core policy if a desired character statement exists for the zone) Development should not be undertaken unless it is consistent with the desired character for the zone.

6 A residential flat building should provide a variety of dwelling sizes (eg bed-sit, one, two and three bedrooms) particularly in larger complexes.

7 Medium density development that achieves gross densities of between 23 and 45 dwellings per hectare (which translates to net densities of between 40 and 67 dwellings per hectare) should typically be in the form of 2 to 4 storey buildings.

8 High density development that achieves gross densities of more than 45 dwellings per hectare (which translates to net densities of more than 67 dwellings per hectare) should typically be in the form of over 4 storey buildings.

9 Development should result in high-quality aesthetic and urban design outcomes and the promotion of a built form that facilitates amalgamation of allotments.

10 Ground floor dwellings and accommodation should contribute to the desired streetscape of a locality and, where applicable, create active, safe streets by incorporating either or both of the following:

   (a) front landscaping or terraces that contribute to the spatial and visual structure of the street while maintaining adequate privacy for apartment occupants
   
   (b) individual entries for ground floor accommodation.

11 All residential development should be designed to ensure the living rooms have an external outlook.

12 (Optional) Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of X (optional variable) metres or X (optional variable) per cent of the allotment or building site frontage width, whichever is the lesser distance.

13 (Optional) Dwellings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from primary road frontage</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from secondary road frontage</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from side boundaries</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from back boundary</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Maximum site coverage</td>
<td>X (optional variable) per cent</td>
</tr>
<tr>
<td>Maximum building height (from natural ground level)</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum number of on site car parking spaces other than for affordable housing (Conversion note: optional text the words ‘other than for affordable housing’ are optional) (one of which should be covered)</td>
<td>X (optional variable)</td>
</tr>
</tbody>
</table>

14 The development of a residential flat building or of group dwellings should include minimum private open space of at least the area shown in the following table:
Configuration | Open space requirement, other than for affordable housing (Conversion note - optional text: the words ‘other than for affordable housing’ is optional)
--- | ---
Studio (without separate bedroom) | (Optional) No minimum requirement
One-bedroom | 8 (optional variable) square metres
Two-bedroom | 11 (optional variable) square metres
Three-bedroom or greater | 15 (optional variable) square metres

(Conversion note: a lesser amount of private open space, than that described above, may be acceptable when the equivalent amount of open space is provided in the form of communal open space, that is accessible to all occupants of the development.)

(Conversion note: choose open space provisions at either the general, zone or policy area level.)

15 (Optional) Sheds, garages and similar outbuildings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum floor area</td>
<td>X (optional variable) square metres</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Maximum wall height (from natural ground level)</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from side and rear boundaries</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from a public road or public open space area</td>
<td>X (optional variable) metres</td>
</tr>
</tbody>
</table>

16 A dwelling should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that indicated in the following table:

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Site area other than for affordable housing (Conversion note - optional text: the words ‘other than for affordable housing’ is optional) (square metres)</th>
<th>Minimum frontage (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential flat building</td>
<td>X (optional variable) average</td>
<td>Not applicable</td>
</tr>
<tr>
<td>Row dwelling</td>
<td>X (optional variable) minimum</td>
<td>X (optional variable)</td>
</tr>
</tbody>
</table>

(Conversion note: allotment area and frontage to be completed by council. In the case of residential flat buildings, the area should be calculated as an average site area per dwelling)

**Affordable Housing**

17 Development should include a minimum 15 per cent of residential dwellings for affordable housing.

18 affordable housing should be distributed throughout the zone / X Policy Area X to avoid over-concentration of similar types of housing in a particular area.

19 (Optional: only remove this PDC if justification is provided in the Statement of Investigations)Dwellings constituting affordable housing should be designed within the following parameters and have a
minimum site area (and in the case of residential flat buildings, an average site area per dwelling) not less than that shown in the following table: *(Conversion note: the parameters in the following table must be 'lower' than those required generally in the zone)*

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Detached</th>
<th>Semi-detached</th>
<th>Group</th>
<th>Residential flat building</th>
<th>Row</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area (square metres)</td>
<td>X minimum</td>
<td>X minimum</td>
<td>X minimum</td>
<td>X average</td>
<td>X minimum</td>
</tr>
<tr>
<td>Minimum area of private open space</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>for ground level dwellings (square metres)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum area of private open space</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>in the form of a balcony for dwellings</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>above ground level (square metres)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum number of on site car parking</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>spaces (one of which should be covered)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>(Conversion note - optional text: the words 'one of which should be covered' is optional)</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Land Division**

20 *(Optional) Land division should create allotments with an area of greater than X (optional variable) metres, or in the case of affordable housing allotments greater than X square metres, *(Conversion note - optional text: the words 'or in the case of affordable housing allotments greater than X square metres' are core text if the affordable housing table is used)*

**PROCEDURAL MATTERS**

**Complying Development**

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

*(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in *Table X/X - Conditions for Complying Development*:

- Click and type .

**OR**

*(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
</table>

*(Conversion notes:*

- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying*
dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement and/or advertising hoarding</td>
<td><em>(Conversion note: Council should consider whether to make advertisement and/or advertising hoardings merit for approved land uses in the nature of consulting room, office or shop or group of shops as listed within this non-complying table)</em></td>
</tr>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
<tr>
<td>Consulting room</td>
<td><em>(Optional)</em> Except where</td>
</tr>
<tr>
<td></td>
<td>(a) the total floor area is 100 square metres or less</td>
</tr>
<tr>
<td></td>
<td>(b) the site does not front an arterial road.</td>
</tr>
<tr>
<td>Crematorium</td>
<td></td>
</tr>
<tr>
<td>Dairy</td>
<td></td>
</tr>
<tr>
<td>Detached dwelling</td>
<td></td>
</tr>
<tr>
<td>Farming</td>
<td></td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Group dwelling</td>
<td></td>
</tr>
<tr>
<td>Horse keeping</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Motor repair station</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td><em>(Optional)</em> Except where</td>
</tr>
<tr>
<td></td>
<td>(a) the total floor area is 100 square metres or less</td>
</tr>
<tr>
<td></td>
<td>(b) the site does not front an arterial road.</td>
</tr>
<tr>
<td>Petrol filling station</td>
<td></td>
</tr>
<tr>
<td>Public service depot</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Form of Development</td>
<td>Exceptions</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Semi detached dwelling</td>
<td></td>
</tr>
<tr>
<td>Service trade premises</td>
<td></td>
</tr>
<tr>
<td>Shop or group of shops</td>
<td><em>(Optional)</em> Except where the gross leasable area is 80 square metres or less.</td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Store</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td></td>
</tr>
<tr>
<td>Waste reception, storage, treatment or disposal</td>
<td></td>
</tr>
<tr>
<td>Wrecking yard</td>
<td></td>
</tr>
</tbody>
</table>

**Public Notification**

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional)* Further, the following forms of development (except where the development is classified as non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1. A residential zone primarily comprising of detached dwellings at low densities, including a minimum of 15 per cent (Conversion note - optional text: the words ‘a minimum of 15 per cent’ is optional) affordable housing.

2. Residential development sensitive to the particular topography of the area and which has minimal visual and environmental impacts.

3. (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type .

(Conv....

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the zone:
   - affordable housing
   - detached dwelling
   - domestic outbuilding in association with a dwelling
   - domestic structure
   - dwelling addition
   - semi-detached dwelling
   - small scale non-residential use that serves the local community, for example:
     - (Optional) child care facility
     - (Optional) health and welfare service
     - (Optional) open space
     - (Optional) primary and secondary school
     - (Optional) recreation area
     - (Optional) shop where the gross leasable area is 80 square metres
     - (Optional) small shop, office or consulting room
   - supported accommodation.

2. Development listed as non-complying is generally inappropriate.

3. Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.

4. Development of semi-detached dwellings and land division for such purposes should only occur where the gradient of each semi-detached dwelling site is no steeper than 1-in-8.
5 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
   (a) serves the local community
   (b) is consistent with the character of the locality
   (c) does not detrimentally impact on the amenity of nearby residents.

6 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

7 (Conversion note: core policy if a desired character statement exists for the zone) Development should not be undertaken unless it is consistent with the desired character for the zone.

8 Development should be designed and sited to relate to the slope of the land, so that:
   (a) the bulk and scale of the buildings do not dominate the landscape
   (b) the amount of cutting and filling of the natural ground profile is minimised
   (c) views from adjoining dwellings and public open spaces are maintained.

9 The conversion of an existing dwelling into two or more dwellings may be undertaken provided that the building and front yard retain the original external appearance to the public road.

10 The conversion of an existing dwelling into two or more dwellings may be undertaken provided that the building and front yard retain the original external appearance to the public road.

11 (Optional) Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of $X$ (optional variable) metres or $X$ (optional variable) per cent of the allotment or building site frontage width, whichever is the lesser distance.

12 (Optional) Dwellings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from primary road frontage</td>
<td>$X$ (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from secondary road frontage</td>
<td>$X$ (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from rear allotment boundary</td>
<td>8 (Optional - 8 metres is variable) metres</td>
</tr>
<tr>
<td>Minimum setback from side allotment boundary where the dwelling wall height does not exceed 3 metres from natural ground level</td>
<td>2 (Optional - 2 metres is variable) metres</td>
</tr>
<tr>
<td>Minimum setback from side allotment boundary where the dwelling wall height exceeds 3 metres but is less than 6 metres from natural ground level</td>
<td>3 (Optional - 3 metres is variable) metres</td>
</tr>
<tr>
<td>Minimum setback from side allotment boundary where the dwelling wall height is greater than 6 metres from natural ground level</td>
<td>3 (Optional - 3 metres is variable) metres plus 1 metre for every metre of wall height above 6 metres from natural ground level</td>
</tr>
<tr>
<td>Maximum site coverage</td>
<td>$X$ (optional variable) per cent</td>
</tr>
</tbody>
</table>
### South Australian Planning Policy Library Version 6

#### Zone Section

**Residential Hills Zone**

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum area of private open space, other than for affordable housing.</td>
<td>X (optional variable) square metres</td>
</tr>
<tr>
<td>(Conversion note - optional text: the words ‘other than for affordable housing’ is optional)</td>
<td></td>
</tr>
<tr>
<td>Maximum building height (from natural ground level)</td>
<td>2 storeys and 9 metres</td>
</tr>
<tr>
<td>Minimum number of on site car parking spaces, other than for affordable housing.</td>
<td>X (optional variable)</td>
</tr>
<tr>
<td>(Conversion note - optional text: the words ‘other than for affordable housing’ is optional)</td>
<td></td>
</tr>
<tr>
<td>(one of which should be covered)</td>
<td></td>
</tr>
</tbody>
</table>

13 Wherever possible, existing vegetation should be used to screen the building and excavation or filling from view.

14 Development that would be prominently visible from the Adelaide plains should:
   (a) achieve a profile that blends with the topography of the land
   (b) avoid the use of bright and highly reflective external materials and finishes
   (c) incorporate existing vegetation wherever possible and additional landscaping to assist in reducing the apparent bulk and scale of the building and any site works.

15 Development of more than one storey in height should take account of the height and bulk of the proposed building relative to adjoining dwellings by:
   (a) incorporating stepping in the design in accordance with the slope of the land
   (b) where appropriate, setting back the upper storey of a dwelling a greater distance from front and side boundaries than the lower storey.

16 (Optional) Dwellings, particularly those with ground-level habitable rooms should include private open space that conforms to the requirements identified in the following table:(Conversion Note: choose to apply this PDC at either the General ‘Residential Development’ level as per PDC 19 or zone/policy area level)

<table>
<thead>
<tr>
<th>Site area of dwelling</th>
<th>Minimum area of private open space, other than for affordable housing</th>
<th>Provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>250 square metres or greater</td>
<td>20 per cent of site area</td>
<td>Balconies, roof patios, decks and the like, can comprise part of this area provided the area of each is 10 square metres or greater. One part of the space should be directly accessible from a living room and have an area equal to or greater than 10 per cent of the site area with a minimum dimension of 5 metres and a maximum gradient of 1-in-10.</td>
</tr>
<tr>
<td>Less than 250 square metres</td>
<td>35 square metres</td>
<td>Balconies, roof patios and the like can comprise part of this area provided the area of each is 8 square metres or greater.</td>
</tr>
</tbody>
</table>
Site area of dwelling | Minimum area of private open space, other than for affordable housing (Conversion note - optional text: the words ‘other than for affordable housing’ is optional) | Provisions
---|---|---

One part of the space is directly accessible from a living room and has an area of 16 square metres with a minimum dimension of 4 metres and a maximum gradient of 1-in-10.

17 *(Optional)* Sheds, garages and similar outbuildings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum floor area</td>
<td>$X$ <em>(optional variable)</em> square metres</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>$X$ <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Maximum wall height (from natural ground level)</td>
<td>$X$ <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Minimum setback from rear boundaries</td>
<td>$X$ <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Minimum setback from side allotment boundary where the wall height does not exceed 3 metres from natural ground level</td>
<td>2 <em>(Optional -2 metres is variable)</em> metres</td>
</tr>
<tr>
<td>Minimum setback from side allotment boundary where the wall height exceeds 3 metres but is less than 6 metres from natural ground level</td>
<td>3 <em>(Optional -3 metres is variable)</em> metres</td>
</tr>
<tr>
<td>Minimum setback from side allotment boundary where the wall height is greater than 6 metres from natural ground level</td>
<td>3 <em>(Optional -3 metres is variable)</em> metres plus 1 metre for every metre of wall height above 6 metres from natural ground level</td>
</tr>
<tr>
<td>Minimum setback from a public road or public open space area</td>
<td>$X$ <em>(optional variable)</em> metres</td>
</tr>
</tbody>
</table>

18 A dwelling should have minimum site area (and in the case of residential flat buildings, an average land area per dwelling) and a frontage to a public road not less than that shown in the following table.

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Site area other than for affordable housing (Conversion note – optional text: the words ‘other than for affordable housing’ is optional) (square metres)</th>
<th>Minimum frontage (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>$X$ minimum <em>(optional variable if applicable)</em></td>
<td>$X$ <em>(optional variable if applicable)</em></td>
</tr>
<tr>
<td>Semi-detached</td>
<td>$X$ minimum <em>(optional variable if applicable)</em></td>
<td>$X$ <em>(optional variable if applicable)</em></td>
</tr>
<tr>
<td>Group dwelling</td>
<td>$X$ minimum <em>(optional variable if applicable)</em></td>
<td>$X$ <em>(optional variable if applicable)</em></td>
</tr>
</tbody>
</table>
Dwelling type | Site area other than for affordable housing (Conversion note – optional text: the words ‘other than for affordable housing’ is optional) (square metres) | Minimum frontage (metres)
--- | --- | ---
Residential flat building | X average (optional variable if applicable) | X (optional variable if applicable)
Row dwelling | X minimum (optional variable if applicable) | X (optional variable if applicable)

(Conversion Notes: Dwelling area and frontage to be completed by council: Councils to insert density provisions having regard to the Planning Strategy and negotiations with The Department of Planning and Local Government.)

Affordable Housing

19 *(Optional)* Development should include a minimum 15 per cent of residential dwellings for affordable housing.

20 Affordable housing should be distributed throughout the zone / X Policy Area X to avoid over-concentration of similar types of housing in a particular area.

21 *(Optional)* Dwellings constituting affordable housing should be designed within the following parameters and have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) not less than that shown in the following table: *(Conversion note: the parameters in the following table must be 'lower' than those required generally in the zone)*

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Detached</th>
<th>Semi-detached</th>
<th>Group</th>
<th>Residential flat building</th>
<th>Row</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area (square metres)</td>
<td>X minimum</td>
<td>X minimum</td>
<td>X minimum</td>
<td>X average</td>
<td>X minimum</td>
</tr>
<tr>
<td>Minimum area of private open space for ground level dwellings (square metres)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Minimum area of private open space in the form of a balcony for dwellings above ground level (square metres)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Minimum number of on site car parking spaces (one of which should be covered) <em>(Conversion note - optional text: the words ‘one of which should be covered’ is optional)</em></td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

Land Division

22 *(Optional policy for Development Plans where relevant)* Land division should create allotments with an area of at least X square metres, or in the case of affordable housing allotments greater than X square metres. *(Conversion note: optional text ‘, or in the case of affordable housing allotments greater than X square metres’ if affordable housing table used).*
PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table XIX - Conditions for Complying Development:

- Click and type .

OR

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
</table>

(Conversion notes:
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement and/or advertising hoarding</td>
<td>(Conversion note: Council should consider whether to make advertisement and/or advertising hoardings merit for approved land uses in the nature of consulting room, office or shop or group of shops as listed within this non-complying table)</td>
</tr>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
<tr>
<td>Consulting room</td>
<td>Except where:</td>
</tr>
<tr>
<td></td>
<td>(a) the total floor area is 100 (optional variable) square metres or less</td>
</tr>
<tr>
<td></td>
<td>(b) the site does not front an arterial road.</td>
</tr>
<tr>
<td>Crematorium</td>
<td></td>
</tr>
<tr>
<td>Dairy</td>
<td></td>
</tr>
<tr>
<td>Farming</td>
<td></td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Horse keeping</td>
<td></td>
</tr>
</tbody>
</table>
## Form of development

<table>
<thead>
<tr>
<th>Category</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Horticulture</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Hospital</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Hotel</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Industry</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Intensive animal keeping</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Motor repair station</strong></td>
<td></td>
</tr>
</tbody>
</table>
| **Office** | Exte where:  
(a) the total floor area is 100 (optional variable) square metres or less  
(b) the site does not front an arterial road. |
| **Petrol filling station** | |
| **Public service depot** | |
| **Restaurant** | |
| **Road transport terminal** | |
| **Service trade premises** | |
| **Shop or group of shops** | Exte where:  
(a) the gross leasable area is 80 (optional variable) square metres or less  
(b) the site does not front an arterial road. |
| **Stock sales yard** | |
| **Stock slaughter works** | |
| **Store** | |
| **Warehouse** | |
| **Waste reception, storage, treatment or disposal** | |
| **Wrecking yard** | |

### Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional) Further, the following forms of development (except where the development is classified as non-complying) are designated:*

| Category 1 | Category 2 |
Refer to the Map Reference Tables for a list of the maps that relate to this zone.

**OBJECTIVES**

1. A residential zone comprising a range of dwelling types, including a minimum of 15 per cent affordable housing.

2. Increased dwelling densities in close proximity to centres, public transport routes and public open spaces.

3. (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) **DESIRED CHARACTER**

Click and type

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

**PRINCIPLES OF DEVELOPMENT CONTROL**

**Land Use**

1. The following forms of development are envisaged in the zone:
   - affordable housing
   - domestic outbuilding in association with a dwelling
   - domestic structure
   - dwelling
   - dwelling addition
   - small scale non-residential use that serves the local community, for example:
     - (Optional) child care facility
     - (Optional) health and welfare service
     - (Optional) open space
     - (Optional) primary and secondary school
     - (Optional) recreation area
     - (Optional) shop, office or consulting room
   - supported accommodation.

2. Development listed as non-complying is generally inappropriate.

3. Vacant or underutilised land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than, but compatible with adjoining residential development.

4. Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:
   
   (a) serves the local community

   (b) is consistent with the character of the locality
(c) does not detrimentally impact on the amenity of nearby residents.

5 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

**Form and Character**

6 *(Conversion note: core policy use only if a desired character statement exists for the zone)*

Development should not be undertaken unless it is consistent with the desired character for the zone.

7 *(Optional)* Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of X *(optional variable)* metres or X *(optional variable)* per cent of the allotment or building site frontage width, whichever is the lesser distance.

8 *(Optional)* Dwellings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from primary road frontage</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Minimum setback from secondary road frontage</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Minimum setback from side boundaries</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Minimum setback from rear boundary</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Maximum site coverage</td>
<td>X <em>(optional variable)</em> per cent</td>
</tr>
<tr>
<td>Maximum building height (from natural ground level)</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Minimum area of private open space other than for affordable housing</td>
<td>X <em>(optional variable)</em> square metres</td>
</tr>
<tr>
<td><em>(Conversion note: optional text: the words ‘other than for affordable housing’ is optional)</em></td>
<td></td>
</tr>
<tr>
<td>Minimum number of on site car parking spaces other than for affordable housing</td>
<td>X <em>(optional variable)</em></td>
</tr>
<tr>
<td><em>(Conversion note: optional text: the words ‘other than for affordable housing’ is optional)</em></td>
<td>(one of which should be covered)</td>
</tr>
</tbody>
</table>

*(Conversion note: choose open space provisions at either the general or zone level)*

9 *(Optional)* Sheds, garages and similar outbuildings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum floor area</td>
<td>X <em>(optional variable)</em> square metres</td>
</tr>
<tr>
<td>Maximum building height (from natural ground level)</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Maximum wall height (from natural ground level)</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Minimum setback from side and rear boundaries</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Minimum setback from a public road or public open space area</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
</tbody>
</table>
10 **(Optional)** A dwelling should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Site area other than for affordable housing (Conversion note: optional text: the words 'other than for affordable housing' is optional) (square metres)</th>
<th>Minimum frontage (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>X minimum <em>(optional variable)</em></td>
<td>X <em>(optional variable)</em></td>
</tr>
<tr>
<td>Semi-detached</td>
<td>X minimum <em>(optional variable)</em></td>
<td>X <em>(optional variable)</em></td>
</tr>
<tr>
<td>Group dwelling</td>
<td>X minimum <em>(optional variable)</em></td>
<td>X <em>(optional variable – if applicable)</em></td>
</tr>
<tr>
<td>Residential flat building</td>
<td>X average <em>(optional variable)</em></td>
<td>X <em>(optional variable if applicable)</em></td>
</tr>
<tr>
<td>Row dwelling</td>
<td>X minimum <em>(optional variable)</em></td>
<td>X <em>(optional variable)</em></td>
</tr>
</tbody>
</table>

*(Conversion notes: dwelling area and frontage to be completed by council - Councils to insert density provisions having regard to the Planning Strategy and negotiations with the Department of Planning and Local Government.)*

**Affordable Housing**

11 **(Optional: only to be included when there is a major rezoning to residential uses or when there is a legal agreement with government to develop affordable housing)** Development should include a minimum 15 per cent of residential dwellings for affordable housing.

12 Affordable housing should be distributed throughout the zone / X policy area X to avoid over-concentration of similar types of housing in a particular area.

13 **(Optional)** Dwellings constituting affordable housing should be designed within the following parameters and have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) not less than that shown in the following table: *(Conversion note: the parameters in the following table must be ‘lower’ than those required generally in the zone)*
### Zone Section

#### Residential Neighbourhood Zone

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Detached</th>
<th>Semi-detached</th>
<th>Group</th>
<th>Residential flat building</th>
<th>Row</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area (square metres)</td>
<td>X minimum</td>
<td>X minimum</td>
<td>X minimum</td>
<td>X average</td>
<td>X minimum</td>
</tr>
<tr>
<td>Minimum area of private open space for ground level dwellings (square metres)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Minimum area of private open space in the form of a balcony for dwellings above ground level (square metres)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Minimum number of on site car parking spaces (one of which should be covered)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

**Land Division**

14  **(Optional)** Land division should create allotments with an area of greater than X (optional variable) square metres or in the case of affordable housing allotments greater than X square metres. *(Conversion note - optional text: the words ‘or in the case of affordable housing allotments greater than X square metres’ is core text if the affordable housing table is used)*

**PROCEDURAL MATTERS**

**Complying Development**

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

*(Optional)* In addition, the following forms of development are designated as complying subject to the conditions contained in *Table X/X – Conditions for Complying Development*:

- Click and type

*(Conversion notes:*
  - pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
  - dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan

**Non-complying Development**

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

*(Conversion note:*  
  - consider whether alterations or additions to existing non-complying development are appropriate exceptions  
  - when making local additions, terminology should be consistent with the Better Development Plan Terminology List)
<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement and /or advertising hoarding</td>
<td><em>(Conversion note: Council should consider whether to make advertisement and/or advertising hoardings merit for approved land uses in the nature of consulting room, office or shop or group of shops as listed within this non-complying table)</em></td>
</tr>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
<tr>
<td>Consulting room</td>
<td>Except where:</td>
</tr>
<tr>
<td></td>
<td>(a) the total floor area is 100 <em>(optional variable)</em> square metres or less</td>
</tr>
<tr>
<td></td>
<td>(b) the site does not front an arterial road.</td>
</tr>
<tr>
<td>Crematorium</td>
<td></td>
</tr>
<tr>
<td>Dairy</td>
<td></td>
</tr>
<tr>
<td>Farming</td>
<td></td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Horse keeping</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Motor repair station</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>Except where:</td>
</tr>
<tr>
<td></td>
<td>(a) the total floor area is 100 <em>(optional variable)</em> square metres or less</td>
</tr>
<tr>
<td></td>
<td>(b) the site does not front an arterial road.</td>
</tr>
<tr>
<td>Petrol filling station</td>
<td></td>
</tr>
<tr>
<td>Public service depot</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Service trade premises</td>
<td></td>
</tr>
<tr>
<td>Shop or group of shops</td>
<td>Except where:</td>
</tr>
<tr>
<td></td>
<td>(a) the gross leasable area is 80 <em>(optional variable)</em> square metres or less</td>
</tr>
<tr>
<td></td>
<td>(b) the site does not front an arterial road.</td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Store</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td></td>
</tr>
<tr>
<td>Waste reception, storage, treatment</td>
<td></td>
</tr>
</tbody>
</table>
Form of Development | Exceptions
---|---
or disposal
Wrecking yard

**Public Notification**

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional)* Further, the following forms of development (except where the development is classified as non-complying) are designated:

| Category 1 | Category 2 |
Residential Park Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1. A zone that primarily provides affordable housing opportunities in a landscaped village setting.

2. A zone accommodating low to medium-scale accommodation predominantly in the form of caravan and camping sites, cabins and transportable dwellings, surrounded by open landscaped areas.

3. Development that contributes to the desired character of the zone.

DESIRED CHARACTER

A zone accommodating a range of affordable housing options, within a landscaped setting, that promotes community interaction through its permeable layout, the orientation of buildings, range of shared facilities and quality communal open space.

The zone accommodates a range of low to medium-scale, long-term and short-term accommodation, including camping sites, caravans, relocatable dwellings and cabins. (Conversion note: This sentence does not apply to the Holdfast Bay Council Development Plan)

Buildings, including dwellings, are designed and constructed to enable their relocation, are a maximum of two-storey in height and generously set back from boundaries to allow for landscaped edges of the park. A landscaped village environment will be created.

New development will be sympathetic to the scale, shape, materials and colours of existing adjoining development and landscapes. Vegetation buffers and landscaping will be important in integrating the residential park into the landscape and adjoining urban areas, providing screening from surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users. The soft landscaping should dominate over buildings and hard surfaces, with caravans only glimpsed in a leafy environment. The park will be enhanced through the further planting of street trees to provide a more leafy and attractive setting and to conceal the built form when viewed from the approaches to the park.

Pedestrian and vehicle linkages provide safe access to employment, shops, public transport facilities, medical services, education facilities, child care and other community facilities. Circulation and movement within the park should be pedestrian friendly and promote low speed vehicle movement. (Conversion note: This sentence does not apply to the Holdfast Bay Council Development Plan)

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the zone:
   - amenity block, including shower, toilet, laundry and kitchen facilities
   - cabin
   - camping ground
   - caravan permanently fixed to land
   - outbuilding ancillary to a dwelling
   - recreation area
• residential park
• resident workshop
• storage area for recreation vehicle
• swimming pool
• transportable dwelling.

2 Development listed as non-complying is generally inappropriate.

Form and Character

3 Development should not be undertaken unless it is consistent with the desired character for the zone.

4 Permanent buildings should be limited to a dwelling (manager’s house), shop (in association with and ancillary to a residential park), community or recreational facility and toilets/amenities.

5 Recreation facilities should be provided of a scale that is suitable to maintain the open natural character of the area and ancillary to the primary role and function of the park.

6 At least 16 square metres of contiguous private space, which may be used as a second car parking space, should be provided on each site intended for residential accommodation.

7 Caravan, cabin and dwelling sites should be greater than 100 square metres in area.

8 Landscaping should form an integral part of the design and be used to define spaces, reinforce internal networks, screen utility areas and enhance the visual amenity of the area.

Car Parking and Access

9 Every caravan, cabin or dwelling site should have parking for at least one vehicle, either located on the site or grouped within the park.

10 Internal road surfaces should be surfaced to prevent dust becoming a nuisance.

Street and Boundary Setbacks

11 Every dwelling, annex or caravan fixed to land should be set back a minimum of:

(a) 1 metre from an internal road
(b) 6 metres from a public road
(c) 2 metres from the boundary of the caravan park or camping ground.

Natural Hazards

12 In areas prone to flooding, bushfire or other natural hazards, buildings and structures (including annexes attached to caravans or caravans fixed to land) should be designed and constructed so they can be removed in the event of a hazard.

Land Division

13 No additional allotments should be created wholly or partly within the zone except where a lease or license agreement is made, granted or accepted under the Residential Parks Act 2007.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.
Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
<tr>
<td>Bus depot</td>
<td></td>
</tr>
<tr>
<td>Cemetery</td>
<td></td>
</tr>
<tr>
<td>Commercial forestry</td>
<td></td>
</tr>
<tr>
<td>Community centre</td>
<td>Except where in association with and ancillary to a residential park.</td>
</tr>
<tr>
<td>Consulting room</td>
<td></td>
</tr>
<tr>
<td>Crematorium</td>
<td></td>
</tr>
<tr>
<td>Dairy</td>
<td></td>
</tr>
<tr>
<td>Dam</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td>Except for a manager’s residence in association with and ancillary to a residential park.</td>
</tr>
<tr>
<td>Educational establishment</td>
<td></td>
</tr>
<tr>
<td>Farming</td>
<td></td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Horse keeping</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Indoor recreation centre</td>
<td>Except where in association with and ancillary to a residential park.</td>
</tr>
<tr>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Land division which results in the creation of additional allotment(s) either wholly or partly within the zone.</td>
<td>Except where a lease or licence agreement is made, granted or accepted under the Residential Parks Act 2007.</td>
</tr>
<tr>
<td>Marina</td>
<td></td>
</tr>
<tr>
<td>Motor repair station</td>
<td></td>
</tr>
<tr>
<td>Nursing home</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>Except where in association with and ancillary to a residential park.</td>
</tr>
<tr>
<td>Petrol filling station</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td></td>
</tr>
</tbody>
</table>
### Form of Development

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-school</td>
<td></td>
</tr>
<tr>
<td>Prescribed mining operations</td>
<td></td>
</tr>
<tr>
<td>Public service depot</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td></td>
</tr>
<tr>
<td><strong>Restaurant</strong></td>
<td>Except where it is both:</td>
</tr>
<tr>
<td></td>
<td>(a) less than 150 square metres in gross floor area</td>
</tr>
<tr>
<td></td>
<td>(b) in association with and ancillary to a residential park.</td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Service trade premises</td>
<td></td>
</tr>
<tr>
<td>Shop or group of shops</td>
<td>Except where it is both:</td>
</tr>
<tr>
<td></td>
<td>(a) less than 150 square metres in gross floor area</td>
</tr>
<tr>
<td></td>
<td>(b) in association with and ancillary to a residential park.</td>
</tr>
<tr>
<td><strong>Stadium</strong></td>
<td></td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td><strong>Store</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Warehouse</strong></td>
<td></td>
</tr>
<tr>
<td>**Waste reception, storage, treatment or disposal</td>
<td>Except where in association with and ancillary to a residential park.</td>
</tr>
<tr>
<td><strong>Wrecking yard</strong></td>
<td></td>
</tr>
</tbody>
</table>

### Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional)* Further, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amenity block, including shower, toilet, laundry and kitchen facilities</td>
<td></td>
</tr>
<tr>
<td><strong>Cabin</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Camping ground</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Caravan permanently fixed to land</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Outbuilding</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Recreation area</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Residential park</strong></td>
<td></td>
</tr>
<tr>
<td>Category 1</td>
<td>Category 2</td>
</tr>
<tr>
<td>--------------------------</td>
<td>-------------------------------------</td>
</tr>
<tr>
<td>Resident workshop</td>
<td></td>
</tr>
<tr>
<td>Storage area for recreation vehicle</td>
<td></td>
</tr>
<tr>
<td>Swimming pool</td>
<td></td>
</tr>
<tr>
<td>Transportable dwelling</td>
<td></td>
</tr>
</tbody>
</table>
Residential Regeneration Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

(Conversion note: this zone will generally apply to areas of old Housing Trust development in the Metropolitan area, however it may also be useful in a similar context in the Outer Metro Area or Country areas)

OBJECTIVES

1 Integrated re-development of poor quality housing stock and under utilised land.
2 Improved quality of living environments.
3 Improved quality of housing.
4 Increased mix in the range of dwellings, including a minimum of 15 per cent affordable housing, available to cater for changing demographics, particularly smaller household sizes and supported accommodation.
5 Improved environmental outcomes.
6 Increased dwelling densities and population.
7 More efficient use of land.
8 Improved community services and infrastructure.
9 Higher dwelling densities in close proximity to centres, public transport routes and public open spaces.
10 (Conversion note: optional policy) A smooth transition in the character and scale of development between this and adjoining residential zone(s).
11 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

This area has been identified for regeneration because many of the dwellings and other infrastructure within the area are nearing the end of their economic life. Within the context of the Council area and the surrounding region this zone represents a key opportunity to achieve strategic goals such as improved living conditions, environmental outcomes, and community services and infrastructure, as well as provide economically viable housing choices for the changing demographics of our population and make more efficient use of land and infrastructure within the Metropolitan area.

New development will occur at densities greater than the current density housing to increase the number of dwellings and the number of residents within the zone and justify the improvement of infrastructure and other services.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:
affordable housing
• domestic outbuilding in association with a dwelling
• domestic structure
• dwelling addition
• dwelling including a residential flat building
• small scale non-residential use that serves the local community, for example:
  - (Optional) child care facility
  - (Optional) health and welfare service
  - (Optional) open space
  - (Optional) primary and secondary school
  - (Optional) recreation area
  - (Optional) shop, office or consulting room
• student accommodation
• supported accommodation.

2 Development listed as non-complying is generally inappropriate.

3 Residential development should include higher concentrations of dwellings in suitable locations, in particular:

(a) within 400 metres walking distance of a neighbourhood, district or local centre
(b) within 800 metres walking distance of a regional centre
(c) close to public transport or major employment nodes
(d) adjacent to public open space.

4 Land should be developed in an efficient and co-ordinated manner to increase housing choice by providing dwellings at densities higher than existing residential development.

5 Non-residential development such as shops, schools and consulting rooms should be of a nature and scale that:

(a) serves the local community
(b) is consistent with the character of the locality
(c) does not detrimentally impact on the amenity of nearby residents.

6 The use and placement of outbuildings should be ancillary to and in association with a dwelling or dwellings.

Form and Character

7 Development should not be undertaken unless it is consistent with the desired character for the zone.

8 (Optional) Garages and carports facing the street (other than an access lane way) should be designed with a maximum width of \( X \) (optional variable) metres or \( X \) (optional variable) per cent of the allotment or building site frontage width, whichever is the lesser distance.

9 (Optional) Dwellings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from primary road frontage</td>
<td>( X ) (optional variable)  metres</td>
</tr>
<tr>
<td>Minimum setback from secondary road frontage</td>
<td>( X ) (optional variable)  metres</td>
</tr>
<tr>
<td>Minimum setback from side boundaries</td>
<td>( X ) (optional variable)  metres</td>
</tr>
</tbody>
</table>
South Australian Planning Policy Library Version 6
Zone Section
*Residential Regeneration Zone*

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from back boundary</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Maximum site coverage</td>
<td>X (optional variable) per cent</td>
</tr>
<tr>
<td>Maximum building height (from natural ground level)</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum area of private open space other than for affordable housing</td>
<td>X (optional variable) square metres</td>
</tr>
<tr>
<td></td>
<td><em>(Conversion note: optional text the words 'other than for affordable housing' is optional)</em></td>
</tr>
<tr>
<td>Minimum number of on site car parking spaces other than for affordable housing</td>
<td>X (optional variable)</td>
</tr>
<tr>
<td></td>
<td><em>(Conversion note: optional text the words 'other than for affordable housing' is optional)</em></td>
</tr>
<tr>
<td></td>
<td><em>(one of which should be covered)</em></td>
</tr>
</tbody>
</table>

*(Conversion Note: Choose open space provisions at either the general, zone or policy area level.)*

10 *(Optional)* Sheds, garages and similar outbuildings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum floor area</td>
<td>X (optional variable) square metres</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Maximum wall height (from natural ground level)</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from side and rear boundaries</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from a public road or public open space area</td>
<td>X (optional variable) metres</td>
</tr>
</tbody>
</table>

11 *(Optional)* A dwelling should have minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Site area other than for affordable housing</th>
<th>Minimum frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><em>(Conversion note: optional text the words ‘other than for affordable housing’ is optional)</em></td>
<td></td>
</tr>
<tr>
<td></td>
<td><em>(square metres)</em></td>
<td></td>
</tr>
<tr>
<td>Detached</td>
<td>X minimum <em>(optional variable)</em></td>
<td>X</td>
</tr>
<tr>
<td>Semi-detached</td>
<td>X minimum <em>(optional variable)</em></td>
<td>X</td>
</tr>
<tr>
<td>Group dwelling</td>
<td>X minimum <em>(optional variable)</em></td>
<td>X (optional variable if applicable)</td>
</tr>
<tr>
<td>Residential flat building</td>
<td>X average <em>(optional variable)</em></td>
<td>X (optional variable if applicable)</td>
</tr>
<tr>
<td>Row dwelling</td>
<td>X minimum <em>(optional variable)</em></td>
<td>X</td>
</tr>
</tbody>
</table>
Affordable Housing

12 Development should include a minimum 15 per cent of residential dwellings for affordable housing.

13 Affordable housing should be distributed throughout the zone / X policy area X to avoid over-concentration of similar types of housing in a particular area.

14 (Optional – only remove this PDC if justification is provided in the Statement of Investigations)Dwellings constituting affordable housing should be designed within the following parameters and have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) not less than that shown in the following table: (Conversion note: the parameters in the following table must be 'lower' than those required generally in the zone)

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Detached</th>
<th>Semi-detached</th>
<th>Group</th>
<th>Residential flat building</th>
<th>Row</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site area (square metres)</td>
<td>X minimum</td>
<td>X minimum</td>
<td>X minimum</td>
<td>X average</td>
<td>X minimum</td>
</tr>
<tr>
<td>Minimum area of private open space for ground level dwellings (square metres)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Minimum area of private open space in the form of a balcony for dwellings above ground level (square metres)</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Minimum number of on site car parking spaces (one of which should be covered (Conversion Note: the words 'one of which should be covered' are optional text))</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
</tbody>
</table>

Land Division

15 Allotments should be amalgamated to facilitate co-ordinated and efficient development.

16 (Optional) Land division should create allotments with an area of greater than X (optional variable) metres, or in the case of affordable housing allotments greater than X square metres.(Conversion note: 'or in the case of affordable housing allotments greater than X square metres' is core text if the affordable housing table is used)

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X - Conditions for Complying Development:
OR

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Complying Criteria / Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Conversion notes:</strong></td>
</tr>
<tr>
<td></td>
<td>• pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying</td>
</tr>
<tr>
<td></td>
<td>• dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan</td>
</tr>
</tbody>
</table>

**Non-complying Development**

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Optional) In conversion note:

• consider whether alterations or additions to existing non-complying development are appropriate exceptions

• when making local additions, terminology should be consistent with the Better Development Plan Terminology List

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement and/or advertising hoarding</td>
<td><em>(Conversion note: Council should consider whether to make advertisement and/or advertising hoardings merit for approved land uses in the nature of consulting room, office or shop or group of shops as listed within this non-complying table)</em></td>
</tr>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
</tbody>
</table>
| Consulting room | *(Optional) Except where:*
| | (a) the total floor area is 100 square metres or less
| | (b) the site does not front an arterial road. |
| Crematorium |          |
| Dairy |          |
| Farming |          |
| Fuel depot |          |
| Horse keeping |          |
| Horticulture |          |
| Hospital |          |
| Hotel |          |
| Industry |          |
| Intensive animal keeping |          |
| Motor repair station |          |
Form of Development | Exceptions
--- | ---
Office | *(Optional)* Except where:
- (a) the total floor area is 100 square metres or less
- (b) the site does not front an arterial road.

Petrol filling station

Public service depot

Restaurant

Road transport terminal

Service trade premises

Shop or group of shops | *(Optional)* Except where:
- (a) the gross leasable area is 80 square metres or less
- (b) the site does not front an arterial road.

Stock sales yard

Stock slaughter works

Store

Warehouse

Waste reception, storage, treatment or disposal

Wrecking yard

**Public Notification**
Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

*(Conversion Note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional)* Further, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
</table>

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1 Buildings and structures excluded from the zone where they are likely to impede or be damaged by floodwaters and/or fluctuating pool levels of the River Murray.

2 The conservation and improvement of water quality that sustains the natural environment and natural ecological processes associated with the River Murray.

3 Conservation of the natural features of the river environment.

4 Restricted development in recognition of the hazards associated with floods, by minimising new structures and changes to existing natural ground levels.

5 Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:
   • a structure for the purpose of public recreation (e.g. landing and jetty)
   • a structure for the purposes of water extraction, wetland management and irrigation management (e.g. channel, pumping stand, flood gate).

2 Development listed as non-complying is generally inappropriate.

3 Development should not cause, impede, or be subject to damage by floodwaters and/or fluctuating pool levels of the River Murray.

4 Mining operations should not be undertaken unless it can be demonstrated that:
   (a) the resource is of paramount significance to the social well being and economy of the State
   (b) the exploitation of the resources would be in State or national interest
   (c) there are no equivalent resources available elsewhere
   (d) the adverse impact on the River Murray is not significant
   (e) the adverse impact can be offset by specific cost effective actions that will benefit the River Murray.
5 Borrow pits used for the supply of road making materials should not be located in the zone.

6 Agricultural buildings should not be constructed unless they are ancillary to and in association with primary production uses.

7 Swamps should not be drained.

**Form and Character**

8 *(Conversion note: core policy if a desired character statement exists for the zone)* Development should not be undertaken unless it is consistent with the desired character for the zone.

9 Development should:

   (a) not adversely affect the stability or the natural features of the waterfront

   (b) minimise and limit vehicular access to be associated with the site

   (c) ensure the location of any vehicle access point to the waterfront is sited to avoid adverse environmental impacts

   (d) provide the maximum possible waterfront reserve between buildings and the water

   (e) provide and maintain public access routes to waterfront reserves.

10 Driveways, access tracks and parking areas should be designed and constructed with a minimum amount of excavation and a maximum fill of 100 millimetres above existing ground level.

11 Boat ramps, jetties and water pumps should:

   (a) be limited in number

   (b) not interfere with the natural environment or natural ecological processes of the site.

12 The replacement of an existing dwelling or the redevelopment of an existing dwelling should:

   (a) not exceed one storey in height (excluding the elevation to minimise the potential for personal or property damage as a result of a flood)

   (b) not occur closer to the waterfront than 50 metres

   (c) not result in elevated floor levels that exceed 2.5 metres in height above ground level

   (d) not have associated electricity and telecommunications lines installed underground.

13 The undercroft areas of elevated dwellings:

   (a) when enclosed, should be enclosed using roller doors, removable panels or other material that can easily be opened or removed during times of flood

   (b) should not be used for living purposes

   (c) may be used for a toilet, a shower or laundry facilities, to a combined maximum floor area of 10 square metres.

14 Where there is an existing dwelling on an allotment, ancillary buildings should be limited to:

   (a) one garage and one shed

   (b) rainwater tank(s) and tank stand(s).
15 Domestic storage facilities should be in the form of either (a) or (b):

(a) one garage or one shed

(b) an undercroft storage area of no more than 50 square metres beneath an elevated dwelling.

16 A garage or a shed ancillary to an existing dwelling should:

(a) not exceed 50 square metres in total floor area

(b) be fitted with roller doors, removable panels or similar on two ends or sides (whichever elevations face the direction of the flow)

(c) incorporate a bund to prevent spills and leaks leaving the confines of the shed.

17 (Optional) Sheds, garages and similar outbuildings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum floor area</td>
<td>50 square metres</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>$X$ (optional variable) metres</td>
</tr>
<tr>
<td>Maximum wall height (from natural ground level)</td>
<td>$X$ (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from side and rear boundaries</td>
<td>$X$ (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from a public road or public open space area</td>
<td>No closer to the boundary than the dwelling with which the building is associated or $X$ (optional variable) metres whichever is the greater.</td>
</tr>
</tbody>
</table>

18 A rainwater tank and its associated stand should only be erected in association with an existing dwelling or outbuilding and should be sited to be unobtrusive when viewed from the River Murray and nearby public roads.

19 Fencing should be of an open design such as post and wire strand construction so as to not impede floodwaters or fluctuating pool levels.

**Land Division**

20 Land should not be divided unless the division is for the purpose of any of the following:

(a) creating an allotment to accommodate an existing dwelling

(b) creating a public road or a public reserve

(c) a minor adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures.

21 Boundary realignments for residential purposes should result in:

(a) any new roads being located behind existing dwellings, rather than between existing dwellings and the public waterfront reserve

(b) the provision of a reserve of 50 metres in width above pool level along the water frontage or, where this is not practicable, the provision of maximum possible width of reserve above pool level along the water frontage.
PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

No other forms of development are complying in the zone.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
</table>
| Advertisement and/or advertising hoarding| Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b):
  (a) is adjacent to a road with a speed limit of less than 80 km/h
  (b) has an advertisement area of 2 square metres or less and achieves all of the following:
    (i) the message contained thereon relates entirely to a lawful use of land
    (ii) the advertisement is erected on the same allotment as the use it seeks to advertise
    (iii) the advertisement will not result in more than two advertisements on the allotment. |
| Amusement machine centre                 |                                                                                                                                              |
| Camping ground                           |                                                                                                                                              |
| Caravan park                             |                                                                                                                                              |
| Cemetery                                 |                                                                                                                                              |
| Commercial forestry                      |                                                                                                                                              |
| Community centre                         |                                                                                                                                              |
| Consulting room                          |                                                                                                                                              |
| Crematorium                              |                                                                                                                                              |
| Dairy                                    |                                                                                                                                              |
| Dwelling                                 | Except where an existing dwelling is to be replaced and the replacement dwelling does not:
  (a) exceed one storey in height (excluding the elevation to minimise the potential for personal or property damage as a result of a flood)
  (b) occur closer to the waterfront than 50 metres
  (c) result in elevated living area floor levels that exceed 2.5 metres in height above existing ground level
  (d) result in more than one dwelling on an allotment. |
<p>| Fuel depot                               |                                                                                                                                              |</p>
<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Horse keeping</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Indoor recreation centre</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Land division</td>
<td>Except where the land division is for the purpose of any of the following:</td>
</tr>
<tr>
<td></td>
<td>(a) creating an allotment to accommodate an existing dwelling</td>
</tr>
<tr>
<td></td>
<td>(b) creating a public road or a public reserve</td>
</tr>
<tr>
<td></td>
<td>(c) a minor adjustment of allotment boundaries to remove an anomaly in the</td>
</tr>
<tr>
<td></td>
<td>current boundaries with respect to the location of existing buildings or</td>
</tr>
<tr>
<td></td>
<td>structures.</td>
</tr>
<tr>
<td>Motel</td>
<td></td>
</tr>
<tr>
<td>Motor repair station</td>
<td></td>
</tr>
<tr>
<td>Nursing home</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Outbuilding</td>
<td>Except where the outbuilding is ancillary to and in association with an</td>
</tr>
<tr>
<td></td>
<td>existing dwelling, and in the case of elevated dwelling, no storage area</td>
</tr>
<tr>
<td></td>
<td>is provided in the area underneath the dwelling.</td>
</tr>
<tr>
<td>Petrol filling station</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td></td>
</tr>
<tr>
<td>Post office</td>
<td></td>
</tr>
<tr>
<td>Pre-school</td>
<td></td>
</tr>
<tr>
<td>Prescribed mining operations</td>
<td></td>
</tr>
<tr>
<td>Public service depot</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Service trade premises</td>
<td></td>
</tr>
<tr>
<td>Shop</td>
<td></td>
</tr>
<tr>
<td>Stadium</td>
<td></td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Store</td>
<td></td>
</tr>
<tr>
<td>Tourist accommodation</td>
<td></td>
</tr>
</tbody>
</table>
Form of development | Exceptions
--- | ---
Warehouse | 
Waste reception, storage, treatment or disposal | 
Wrecking yard | 

**Public Notification**

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

Further, the following forms of development (except where the development is classified as non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land division of an allotment containing more than one dwelling other than land division where there are no additional allotments created.</td>
<td></td>
</tr>
</tbody>
</table>
Replacement of an existing dwelling. |
OBJECTIVES

1 The natural character and visual attractiveness of the River Murray, valley face and surrounds unmarred by development.

2 Preservation and improvement of the water quality of the River Murray.

3 Retention of the rural character of the zone.

4 (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type .

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:
   - farming
   - recreation facility.

2 Development listed as non-complying is generally inappropriate.

Form and Character

3 (Conversion note: core policy if a desired character statement exists for the zone) Development should not be undertaken unless it is consistent with the desired character for the zone.

4 Recreational facilities should:
   (a) be consistent with the conservation of the area’s natural quality and character
   (b) where occurring on land draining to the River Murray, be designed to require the minimum amount of watering to prevent the aggravation of seepage to the river.

5 Public access points to recreation and tourism developments should be limited in number and sited so they do not affect the amenity of the zone.

6 Community wastewater management systems and sewage treatment facilities should be sited as far as possible from the River Murray.

7 Electricity and telecommunications lines should be installed underground.
Forestry plantations should only be established on existing cleared land.

(Optional) Land should not be irrigated intensively if such a use would cause:

(a) a loss of natural vegetation or Aboriginal heritage sites

(b) adverse effects on the quality of surface water or groundwater, or any other land in the locality.

Land Division

Land division should not occur unless it is for the alteration of the boundaries of an allotment, and results in allotments of at least 100 hectares in area.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement and/or advertising hoarding</td>
<td>Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b):</td>
</tr>
<tr>
<td></td>
<td>(a) is adjacent to a road with a speed limit of less than 80 km/h</td>
</tr>
<tr>
<td></td>
<td>(b) has an advertisement area of 2 square metres or less and achieves all of the following:</td>
</tr>
<tr>
<td></td>
<td>(i) the message contained thereon relates entirely to a lawful use of land</td>
</tr>
<tr>
<td></td>
<td>(ii) the advertisement is erected on the same allotment as the use it seeks to advertise</td>
</tr>
<tr>
<td></td>
<td>(iii) the advertisement will not result in more than two advertisements on the allotment.</td>
</tr>
</tbody>
</table>

Amusement machine centre

Camping ground

Caravan park

Cemetery

Community centre

Consulting room

Crematorium

Dairy

Dwelling Except a detached dwelling that does not result in more than
<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>one dwelling on an allotment.</td>
<td></td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Horticulture involving the growing of olives (Optional)</td>
<td></td>
</tr>
<tr>
<td>Except where the location for the growing of olives achieves (a) and (b):</td>
<td></td>
</tr>
<tr>
<td>(a) at least 500 metres from all of the following:</td>
<td></td>
</tr>
<tr>
<td>(i) a National Park</td>
<td></td>
</tr>
<tr>
<td>(ii) a Conservation Park</td>
<td></td>
</tr>
<tr>
<td>(iii) a Wilderness Protection Area</td>
<td></td>
</tr>
<tr>
<td>(iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area</td>
<td></td>
</tr>
<tr>
<td>(b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Indoor recreation centre</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Land division</td>
<td></td>
</tr>
<tr>
<td>Except where:</td>
<td></td>
</tr>
<tr>
<td>(a) no additional allotments are created partly or wholly within the zone</td>
<td></td>
</tr>
<tr>
<td>(b) all resulting allotments are greater than 100 hectares.</td>
<td></td>
</tr>
<tr>
<td>Marina</td>
<td></td>
</tr>
<tr>
<td>Motel</td>
<td></td>
</tr>
<tr>
<td>Motor repair station</td>
<td></td>
</tr>
<tr>
<td>Nursing home</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Petrol filling station</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td></td>
</tr>
<tr>
<td>Pre-school</td>
<td></td>
</tr>
<tr>
<td>Prescribed mining operations</td>
<td></td>
</tr>
<tr>
<td>Public service depot</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Service trade premises</td>
<td></td>
</tr>
<tr>
<td>Shop or group of shops</td>
<td></td>
</tr>
<tr>
<td>Except where the gross leasable area is 80 (optional variable) square metres or less.</td>
<td></td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
</tbody>
</table>
Form of development | Exceptions
---|---
Store | 
Warehouse | 
Waste reception, storage, treatment or disposal | 
Wrecking yard | 

Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional)* Further, the following forms of development (except where the development is classified as non-complying) are designated:

| Category 1 | Category 2 |
Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

**OBJECTIVES**

1. A zone consisting of large allotments, detached dwellings and rural activities that do not adversely impact the amenity of the locality.

2. *(Conversion note: core policy if a desired character statement exists for the zone)* Development that contributes to the desired character of the zone.

*(Optional Local Addition) DESIRED CHARACTER*

Click and type .

*(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)*

**PRINCIPLES OF DEVELOPMENT CONTROL**

**Land Use**

1. The following forms of development are envisaged in the zone:
   - detached dwelling
   - domestic outbuilding in association with a detached dwelling
   - domestic structure
   - dwelling addition
   - farming
   - farm building
   - stable.

2. Development listed as non-complying is generally inappropriate.

3. There should be no more than one dwelling per allotment.

4. The keeping of animals should be ancillary to and in association with the residential use of the land.

5. The keeping of horses should only be undertaken if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.

**Form and Character**

6. *(Conversion note: core policy if a desired character statement exists for the zone)* Development should not be undertaken unless it is consistent with the desired character for the zone.

7. *(Optional)* Dwellings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from primary road</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>frontage</td>
<td></td>
</tr>
<tr>
<td>Minimum setback from secondary</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>road frontage</td>
<td></td>
</tr>
</tbody>
</table>
Zone Section

Rural Living Zone

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from side boundaries X (optional variable) metres</td>
<td></td>
</tr>
<tr>
<td>Minimum setback from rear boundary X (optional variable) metres</td>
<td></td>
</tr>
<tr>
<td>Maximum site coverage X (optional variable) per cent</td>
<td></td>
</tr>
<tr>
<td>Maximum building height (from natural ground level) X (optional variable) metres</td>
<td></td>
</tr>
<tr>
<td>(Optional: rural living allotments have sufficient open space surrounding dwellings - use only where applicable ie sloping land) Minimum area of private open space</td>
<td>(optional variable) square metres</td>
</tr>
<tr>
<td>Minimum number of on site car parking spaces (One of which should be covered)</td>
<td>X (optional variable)</td>
</tr>
</tbody>
</table>

8  (Optional) Sheds, garages and similar outbuildings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum floor area X (optional variable) square metres</td>
<td></td>
</tr>
<tr>
<td>Maximum building height (from natural ground level) X (optional variable) metres</td>
<td></td>
</tr>
<tr>
<td>Maximum wall height (from natural ground level) X (optional variable) metres</td>
<td></td>
</tr>
<tr>
<td>Minimum setback from side and rear boundaries X (optional variable) metres</td>
<td></td>
</tr>
<tr>
<td>Minimum setback from a public road or public open space area X (optional variable) metres</td>
<td></td>
</tr>
</tbody>
</table>

9  (Optional) A dwelling should have an allotment area of at least X (optional variable) square metres and a frontage to a public road not less than X (optional variable) metres.

(Convertion note: Councils to insert density provisions having regard to the Planning Strategy and negotiations with The Department of Planning and Local Government.)

Land Division

10  (Optional) Land division should create allotments with an area of at least X (optional variable) square metres.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X - Conditions for Complying Development:

- Click and type .

OR

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Complying Criteria / Conditions</th>
</tr>
</thead>
</table>

317
### Form of Development

<table>
<thead>
<tr>
<th>Complying Criteria / Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Form of Development</strong></td>
</tr>
<tr>
<td><strong>Exceptions</strong></td>
</tr>
</tbody>
</table>

**(Conversion notes:**
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

**Non-complying Development**

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

**(Conversion note:**
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
</table>
| Advertisement and/or advertising hoarding | Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b):  
(a) is adjacent to a road with a speed limit of less than 80 km/h  
(b) has an advertisement area of 2 square metres or less and achieves all of the following:  
(i) the message contained thereon relates entirely to a lawful use of land  
(ii) the advertisement is erected on the same allotment as the use it seeks to advertise  
(iii) the advertisement will not result in more than two advertisements on the allotment. |
<p>| Amusement machine centre | |
| Crematorium | |
| Dairy | |
| Dwelling | Except a detached dwelling that results in no more than one dwelling per allotment. |
| Fuel depot | |
| General industry | |
| Hotel | |
| Intensive animal keeping | |
| Land division | Except where all allotments resulting from the division are over ( X ) (optional variable) hectares. |
| Major public service depot | |
| Motor repair station | |
| Petrol filling station | |
| Residential flat building | |</p>
<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restaurant</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Service trade premises</td>
<td></td>
</tr>
<tr>
<td>Shop or group of shops</td>
<td>Except where the gross leasable area is 80 (optional variable) square metres or less.</td>
</tr>
<tr>
<td>Special industry</td>
<td></td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Store</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td></td>
</tr>
<tr>
<td>Waste reception, storage, treatment or disposal</td>
<td></td>
</tr>
<tr>
<td>Wrecking yard</td>
<td></td>
</tr>
</tbody>
</table>

**Public Notification**

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional) Further, the following forms of development (except where the development is classified as non-complying) are designated:*

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
</table>
Settlement Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1 (Optional – use where a more mixed use village environment is sought) A mixed use village environment with small collection of low-density dwellings, holiday accommodation, recreation and community facilities.

2 Small-scale services and facilities grouped together to service the requirements of the local community and the visiting public.

3 Low density residential development contained within the boundaries of the settlement.

4 (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type .

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development are envisaged in the zone:

- (optional) community facility
- dwelling
- domestic outbuilding in association with a detached dwelling
- domestic structure
- dwelling addition
- local community facility
- recreation area
- (Optional) restaurant
- shop or group of shops under 250 (optional variable) square metres in size
- supported accommodation
- (Optional) tourist accommodation.

2 Development listed as non-complying is generally inappropriate.

3 Business and commercial development should be limited in scale and function to service the local requirements of the settlement and travellers using the main road. (Conversion note: the words ‘and travellers using the main road’ are optional depending upon location of settlement)

4 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.
Form and Character

5 (Conversion note: core policy if a desired character statement exists for the zone) Development should not be undertaken unless it is consistent with the desired character for the zone.

6 Local service facilities should be grouped together in proximity to existing facilities.

7 (Optional policy for coastal areas) Public access along the foreshore should be provided.

8 (Optional – to be applied where specific floor level requirements are required and known to protect against flooding in coastal areas) Development including associated roads and parking areas should be protected from sea level rise by ensuring all of the following apply:

(a) site levels are at least X (optional variable) metres Australian Height Datum
(b) building floor levels are at least X (optional variable) metres Australian Height Datum
(c) there are practical measures available to protect the development against an additional sea level rise of 0.7 metres, plus an allowance to accommodate land subsidence until the year 2100 at the site.

9 Development should be set back a minimum of X (optional variable) metres from the seaward allotment boundary to allow for future coast protection works if required.

10 (Optional policy for coastal areas) Land should not be filled in a way that blocks views from an existing dwelling or public open space to the coast.

11 (Optional policy for coastal areas) Building height should be graduated away from the coast and foreshore.

12 (Optional) Dwellings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from primary road frontage</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from secondary road frontage</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from side boundaries</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from rear boundary</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Maximum site coverage</td>
<td>X (optional variable) per cent</td>
</tr>
<tr>
<td>Maximum building height (from natural ground level)</td>
<td>X (optional variable) metres</td>
</tr>
<tr>
<td>Minimum area of private open space</td>
<td>X (optional variable) square metres</td>
</tr>
<tr>
<td>Minimum number of on site car parking spaces</td>
<td>X (optional variable)</td>
</tr>
<tr>
<td>(one of which should be covered)</td>
<td></td>
</tr>
</tbody>
</table>
13 *(Optional)* Sheds, garages and similar outbuildings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum floor area</td>
<td>( X ) (optional variable) square metres</td>
</tr>
<tr>
<td>Maximum building height</td>
<td>( X ) (optional variable) metres</td>
</tr>
<tr>
<td>Maximum wall height (from natural ground level)</td>
<td>( X ) (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from side and rear boundaries</td>
<td>( X ) (optional variable) metres</td>
</tr>
<tr>
<td>Minimum setback from a public road or public open space area</td>
<td>( X ) (optional variable) metres</td>
</tr>
</tbody>
</table>

14 *(Optional)* A dwelling should have a minimum site area and a frontage to a public road not less than that shown in the following table:

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Minimum site area (square metres)</th>
<th>Minimum frontage (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>( X ) (optional variable)</td>
<td>( X ) (optional variable)</td>
</tr>
<tr>
<td>Semi-detached</td>
<td>( X ) (optional variable)</td>
<td>( X ) (optional variable)</td>
</tr>
<tr>
<td>Group dwelling</td>
<td>( X ) (optional variable)</td>
<td>( X ) (optional variable – if applicable)</td>
</tr>
<tr>
<td>Row dwelling</td>
<td>( X ) (optional variable)</td>
<td>( X ) (optional variable)</td>
</tr>
</tbody>
</table>

*(Conversion notes: dwelling area and frontage to be completed by council - Councils to insert density provisions having regard to the Planning Strategy and negotiations with The Department of Planning and Local Government.)*

### Land Division

15 *(Optional)* Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone and should have an:

(a) area of not less than \( X \) (optional variable) square metres

(b) average width of at least \( X \) (optional variable) metres.

### PROCEDURAL MATTERS

#### Complying Development

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008.*

*(Optional)* In addition, the following forms of development are designated as complying subject to the conditions contained in *Table X/X - Conditions for Complying Development*:

- Click and type .

**OR**

*(Optional)* In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Complying Criteria / Conditions</th>
</tr>
</thead>
</table>
(Conversion notes:
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

**Non-complying Development**

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crematorium</td>
<td></td>
</tr>
<tr>
<td>Dairy</td>
<td></td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>General industry</td>
<td></td>
</tr>
<tr>
<td>Horse keeping</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Shop or group of shops</td>
<td>Except where the gross leasable area is 250 (optional variable) square metres or less.</td>
</tr>
<tr>
<td>Special industry</td>
<td></td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Waste reception, storage, treatment or disposal</td>
<td>Optional) Except where it is in the form of a recycling collection depot.</td>
</tr>
<tr>
<td>Wrecking yard</td>
<td></td>
</tr>
</tbody>
</table>
Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional) Further, the following forms of development (except where the development is non-complying) are designated:*

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Suburban Activity Node Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone. Conversion note: This zone is likely to be supported by one or two concept plans. The first shows the general layout of the zone (including core and transition areas, open space, transport stops etc) and the second will show building heights and envisaged net residential site densities.

OBJECTIVES

1. A zone that includes a range of medium and high density residential development supported by a mix of compatible land uses.

2. Well designed and functional mixed use areas with a walkable urban form, pedestrian and cyclist friendly streetscapes, and active street frontages that facilitate personal interaction and promote public transport use.

3. The design and layout of development to encourage walking and cycling and promote public transport use.

4. A mixed use area with a variety and concentration of activity close to a key focal point such as a fixed transit stop, activity centre or high quality open space.

5. Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Example (Conversion note: this is an example character statement, it may need to be amended to suit local circumstances)

This zone will be developed as a medium to high density residential node with integrated mixed use development and quality public open spaces around public transit stops. This node is set within a wider suburban context and offers a focus for community scale activity. It is designed to foster an area with a sense of identity and uniqueness.

Residential development, primarily in the form of row dwellings and residential flat buildings, is appropriate in the zone. Aged and student accommodation, serviced apartments and diverse housing forms that cater for a range of household types, ages and life cycle stages, which are adaptable, are also encouraged in the zone to take advantage of its proximity to nearby transport services and facilities.

To minimise the impacts on development in adjacent zones, the zone will consist of a Core Area and Transition Area (Conversion note: choose which areas apply to the zone) as identified on Concept Plan Map(s) XX/XX (insert references).

The form, scale and mix of development will be at its greatest intensity in the Core Area. Land uses located at street level will include a mix of residential, shop, office and tourist accommodation. Office uses may be appropriate on upper floors especially where they provide a buffer between more active ground floor and residential activity. The mix of uses will cater for the day to day needs of local residents and workers and will be at its greatest intensity closest to the public transit. Features and activities that attract people and add vitality to the street, such as display windows, retail shopfronts and outdoor dining areas are desirable.

The Transition Area will act as a buffer between the Core Area and nearby lower density residential zones or lower intensity zones. Land uses in the Transition Area will be predominantly residential but may include other low impact uses such as offices. The density and intensity of development will be less than that of the Core Area but will be greater than neighbouring residential zones.

Development is within defined building envelopes that manage the location and scale of buildings to achieve high quality urban design. The building envelopes will contribute to the provision of a coherent public realm.
by framing the street space and, in particular, the physical and functional character of the road and transit stop. Buildings at the interface of the zone with lower intensity zones will create an appropriate transition of development scale and massing.

The range of setbacks provided in the zone will be critical in providing space for landscaping to soften the hard edge of new built form.

As development intensifies, some overlooking, overshadowing and noise impacts may occur within the zone but this will be moderated through good design and noise attenuation techniques. Solar access may also be reduced. Any adverse impacts for adjoining zones will be minimised through appropriate building envelopes, transition of building heights, design and siting of windows and balconies, and use of landscaping. Buildings will also be designed to maximise solar access.

To promote a compact pedestrian oriented development, building entrances will be oriented to the street, large parking areas will be minimised and on-site parking areas will be located behind buildings.

Amalgamation of adjacent allotments or sharing of facilities including communal open space, parking areas and access ways is encouraged.

A high amenity public realm and pedestrian environment will be achieved by landscaping, surface treatments, street furniture and building design. Footpaths will be wide and street trees will shade the footpath and soften the built form. Colonnades, courtyards, awnings and street furniture will create a pedestrian friendly environment. Side streets will incorporate traffic calming measures.

The street system will be highly connected to surrounding areas and within the zone to maximise walkability and reduce local travel distances. Cycle paths and routes will be provided which are safe, accessible, well signed and connect and link key local destinations (such as shops, schools and local parks).

Public spaces will be provided for community interaction and will include a range of forms and sizes including small pocket parks and formal squares, and the development of community facilities (such as community gardens to promote healthy eating), will aim to promote community interaction and compensate for reduced private open space.

Open space will be provided which is located in a quiet location away from the fixed public transit stop and any other potential noise sources.

Front fences will be minimised to ensure visual permeability and avoid large blank walls to encourage passive surveillance, active streetscapes and a visually interesting public realm.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of storm water, will be integrated throughout the area at the neighbourhood, site and building level. Harvested storm water will improve the aesthetic and functional value of open spaces, including public access ways and greenways.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements. This zone requires the use of a Desired Character Statement to provide detail of the form and style of buildings and spaces between buildings as well as information about how the building should interact with the public realm).

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following types of development, or combination thereof, are envisaged in the zone:
   - affordable housing
   - aged persons accommodation
   - community centre
   - consulting room
   - dwelling
   - educational establishment
   - nursing home
- office
- pre-school
- primary school
- residential flat building
- retirement village
- shop or group of shops, excluding a bulky goods outlet or a retail showroom
- supported accommodation
- tourist accommodation.

2 Non-residential land uses should have a local or neighbourhood focus to their scale of activity and intended market catchment.

3 Development listed as non-complying is generally inappropriate.

4 Core Areas, Transition Areas and other identified features should be developed in accordance with the relevant Concept Plan Map(s) XX/XX (insert references).

(Conversion note: you may have a separate concept plan for each locality that the zone is applied to).

5 Development within walking distance of public transport stops should comprise land uses that directly promote public transport use and provide opportunities for multi-purpose trips.

6 Development should primarily take the form of:

(a) in Core Areas - residential flat buildings, non-residential buildings and buildings comprising two or more land uses with non-residential land uses on the ground floor

(b) in Transition Areas - residential flat buildings, row dwellings, detached and semi-detached dwellings with supporting shops and community facilities.

7 Except in Core Areas where a higher intensity of development is envisaged, non-residential development should:

(a) have a local or neighbourhood focus to their scale of activity and intended market catchment

(b) encourage walking to local shopping, community services and other activities

(c) not detrimentally impact on the amenity of nearby residents.

8 Transition Areas should be developed to provide a transition between an intense core of development and neighbouring lower intensity development.

9 Shops or groups of shops and offices should have the following maximum gross leasable areas: (Conversion note: local and neighbourhood scale retail activity is anticipated in the zone. This floor area can be varied upward based on strategic retail analysis that demonstrates a different figure is appropriate).

<table>
<thead>
<tr>
<th>Designated area</th>
<th>Office (square metres)</th>
<th>Shop or groups of shops (square metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Area</td>
<td>X (Conversion note: choose 500, 1000 or higher)</td>
<td>X (Conversion note: choose 500 or 1000)</td>
</tr>
<tr>
<td>(Conversion note: delete irrelevant names)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transition Area</td>
<td>X (Conversion note: choose 250 or 500)</td>
<td>X (Conversion note: choose 250 or 500)</td>
</tr>
<tr>
<td>Areas not designated as one of the above</td>
<td>X (Conversion note: choose 250, 500 or higher)</td>
<td>X (Conversion note: choose 250 or 500)</td>
</tr>
</tbody>
</table>
Form and Character

10 Development should be consistent with the desired character for the zone.

11 Development should graduate from medium-rise in Core Areas to low-rise in Transition Areas, especially where the development site abuts the zone boundary.

12 Garage top apartments that share the allotment and services of the main dwelling should:
   (a) be no more than 2 storeys in height above the garage (a total of 3 storeys)
   (b) front a street that provides rear access for vehicles
   (c) complement the existing dwelling or mixed use building.

13 In Core Areas:
   (a) the ground and first floor of buildings of 3 or more storeys should be built to dimensions (including a minimum ceiling height of 4.5 metres) to allow for adaptation to a range of land uses, including retail, office and residential, without the need for significant change to the building.
   (b) a minimum of 50 per cent of the ground floor primary frontage of buildings should be visually permeable, transparent or clear glazed.

14 Residential development (other than residential development in mixed use buildings), should achieve a minimum net residential site density in accordance with Concept Plan Map(s) XX/XX (insert references).

(Conversion note: the minimum net residential site density should be set at a figure that ensures the achievement of strategic targets that are established in structure plans – refer to Technical Information Sheets for advice.

As a starting point the following minimums should be considered, however, higher minimums are encouraged, choose a number from the range:

<table>
<thead>
<tr>
<th>Designated area</th>
<th>Minimum net residential site density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Area</td>
<td>50 - 70 dwellings per hectare net (medium density)</td>
</tr>
<tr>
<td>Transition Area</td>
<td>45-70 dwellings per hectare net (medium density)</td>
</tr>
<tr>
<td>Any area not designated by above</td>
<td>45-70 dwellings per hectare net (medium density)</td>
</tr>
</tbody>
</table>

(Conversion note: express density either in the table or on a Concept Plan).

OR

14  Residential development (other than residential development in mixed use buildings), should achieve a minimum net residential site density in accordance with the following:

<table>
<thead>
<tr>
<th>Designated area</th>
<th>Minimum net residential site density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Area</td>
<td>X (Conversion note: select a number between 50 and 70 provided it is consistent with the intent of the zone and the Core Area is higher than the Transition Area) dwellings per hectare net</td>
</tr>
<tr>
<td>Transition Area</td>
<td>X (Conversion note: select a number between 45 and 70) dwellings per hectare net</td>
</tr>
</tbody>
</table>
### Designated area

<table>
<thead>
<tr>
<th>Designated area</th>
<th>Minimum net residential site density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any area not designated by the above</td>
<td>X (Conversion note: select a number between 45 and 70) dwellings per hectare net</td>
</tr>
</tbody>
</table>

### Building Envelopes

#### Building Height

15 Except where airport building height restrictions prevail, building heights (excluding any rooftop located mechanical plant or equipment) should be consistent with the following parameters:

<table>
<thead>
<tr>
<th>Designated area</th>
<th>Minimum building height</th>
<th>Maximum building height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Area</td>
<td>3 storeys</td>
<td>6 storeys and up to 24.5 metres (Conversion note: may select a height above 6 storeys).</td>
</tr>
<tr>
<td>Transition Area</td>
<td>2 storeys</td>
<td>3 storeys and up to 12.5 metres (Conversion note: may select a height above 3 storeys).</td>
</tr>
<tr>
<td>Any area not designated by the above</td>
<td>2 storeys</td>
<td>3 storeys and up to 12.5 metres (Conversion note: may select a height above 3 storeys).</td>
</tr>
</tbody>
</table>

**OR**

15 Building heights (excluding any rooftop mechanical plant or equipment) should be in accordance with Concept Plan Map(s) XX/XX (insert references).

(Conversion note: Express heights on a Concept Plan along with the corresponding height in metres. Be mindful of airport building height restrictions when allocating height limits on a Concept Plan.

Use the urban design methodology to work out the maximum building height requirements and identify landmark sites where heights may be varied. Minimum heights need to be 2 storeys in Transition Areas or 3 storeys or greater in the remainder of zone and the maximum height in metres should be at least the figure corresponding to the number of storeys as detailed below.

<table>
<thead>
<tr>
<th>Number of storeys</th>
<th>Corresponding building height</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 storeys</td>
<td>8.5m</td>
</tr>
<tr>
<td>3 storeys</td>
<td>12.5m</td>
</tr>
<tr>
<td>4 storeys</td>
<td>16.5m</td>
</tr>
<tr>
<td>5 storeys</td>
<td>20.5m</td>
</tr>
<tr>
<td>6 storeys</td>
<td>24.5m</td>
</tr>
<tr>
<td>7 storeys</td>
<td>28.5m</td>
</tr>
<tr>
<td>8 storeys</td>
<td>32.5m</td>
</tr>
<tr>
<td>9 storeys</td>
<td>36.5m</td>
</tr>
<tr>
<td>10 storeys</td>
<td>40.5m</td>
</tr>
</tbody>
</table>
Setbacks from the Primary Road Frontage

16 Buildings (excluding verandahs, porticos and the like) should be set back from the primary road frontage in accordance with the following parameters: *(Conversion note: insert the relevant setback parameters for each area the zone will apply to. If the same setbacks are proposed for several locations group them together as the template allows below.)*

<table>
<thead>
<tr>
<th>Designated area</th>
<th>Minimum setback from the primary road frontage (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Area</td>
<td>No minimum</td>
</tr>
<tr>
<td>Transition Area</td>
<td>X <em>(Optional variable: select between 3 and 5 metres), or as defined on the relevant Concept Plan Map(s) XX/XX (insert references).</em></td>
</tr>
<tr>
<td>Any area not designated by the above</td>
<td>X <em>(Optional variable: select ‘No minimum’ or a range between 0 and 5 metres), or as defined on the relevant Concept Plan Map(s) XX/XX (insert references).</em></td>
</tr>
</tbody>
</table>

Setbacks from Side Boundaries

17 Buildings (excluding verandahs, porticos and the like) should be set back from side boundaries in accordance with the following parameters:

<table>
<thead>
<tr>
<th>Designated area</th>
<th>Minimum setback from side boundaries (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Within the Core Area</td>
<td>No minimum</td>
</tr>
<tr>
<td>Within the Transition Area</td>
<td>X <em>(Optional variable: select ‘No minimum’ or a range between 0.9 and 3 metres)</em></td>
</tr>
<tr>
<td>Any area not designated by the above</td>
<td>X <em>(Optional variable: select ‘No minimum’ or a range between 0.9 and 3 metres)</em></td>
</tr>
</tbody>
</table>

Other Setbacks

18 Buildings (excluding verandahs, porticos and the like) should be set back in accordance with the following parameters:

<table>
<thead>
<tr>
<th>Setback parameter</th>
<th>Value (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from secondary road frontage</td>
<td>0.9</td>
</tr>
<tr>
<td>Minimum setback from a rear lane access way</td>
<td>No minimum where the access way is 6.5 metres or more OR Where the access way is less than 6.5 metres in width, the distance equal to the additional width required to make the access way 6.5 metres or more, to provide adequate</td>
</tr>
</tbody>
</table>
Setback parameter | Value (metres) | manoeuvrability for vehicles
---|---|---
Minimum setback from the rear allotment boundary | 5 |  

**Design and Appearance**

19 Development of three or more storeys in height should ensure that:

- (a) north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June.

- (b) ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:
  - (i) half of the existing ground level open space
  - (ii) 35 square metres of the existing ground level open space (with at least one of the area’s dimensions measuring 2.5 metres).

20 Buildings should address public open space and defined pedestrian and cycle routes as illustrated in Concept Plan Map(s) XX/XX (insert references).

21 Masonry fences should be no more than 1.2 metres in height to maintain sight lines between buildings and the street, and to improve safety through passive surveillance.

**Incentives**

22 Where a minimum of 3 hours sunlight access on 21 June to habitable rooms and open space of dwellings in adjoining zones can be maintained, the following incentives apply to development:

*(Conversion note: a minimum of three incentives should be applied within the zone and additional incentives may be included)*

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Additional building height above maximum allowed height in the zone</th>
<th>Car parking reduction (rounded to the nearest whole number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amalgamation of two or more allotments to create a minimum allotment size of 2000 square metres and the provision of side or rear vehicle access</td>
<td>1 storey</td>
<td>10 per cent except on land shown on Overlay Map(s) - Strategic Transport Route</td>
</tr>
<tr>
<td>Development which includes more than 15 per cent of dwellings as affordable housing</td>
<td>1 storey</td>
<td>30 per cent</td>
</tr>
<tr>
<td>Site of development located within 200 metres of a fixed public transport stop</td>
<td></td>
<td>30 per cent</td>
</tr>
<tr>
<td>The development includes undercroft parking with access from a road located to the side or rear of the site</td>
<td>1 storey</td>
<td>10 per cent</td>
</tr>
<tr>
<td>A building including non-residential development on the ground floor (or first two floors) with residential development on the floors above</td>
<td>1 storey</td>
<td>10 per cent except on land shown on Overlay Map(s) - Strategic Transport Routes</td>
</tr>
<tr>
<td>A building including a child care facility</td>
<td>1 storey</td>
<td></td>
</tr>
</tbody>
</table>

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Suburban Activity Node Zone

Form of development | Additional building height above maximum allowed height in the zone | Car parking reduction (rounded to the nearest whole number)
--- | --- | ---
A building including a rooftop garden that occupies a minimum 25 per cent of the building footprint area | 1 storey | 
Sympathetic redevelopment of a local or State heritage place that retains the item and its appearance to the street | | 30 per cent

Maximum accumulated allowance

For buildings 5 storeys or less - 1 storey (and less than 4 metres) additional building height | 30 per cent
For buildings of 6 storeys or more - 2 storeys (and less than 8 metres) additional building height |

Land Division

23 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X – Conditions for Complying Development and Table X/X – Off-street Vehicle Parking Requirements for Mixed Use and Corridor Zones:

(a) change in the use of land from residential to office on the ground or first floor of a building

(b) change in the use of land from residential to shop less than 250 square metres on the ground floor of a building.

Non-complying Development

Development (including building work, a change in the use of land or division of an allotment) involving any of the following is non-complying:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bulky goods outlet</td>
<td>Except where the gross leasable floor area is less than 500 square metres</td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td></td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Public service depot</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
</tbody>
</table>
### Form of development

**Service trade premises**

**Store**

**Transport depot**

**Warehouse**

**Waste reception storage treatment or disposal**

---

### Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

In addition, the following forms of development, or any combination thereof (except where the development is non-complying), are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement</td>
<td>All forms of development not listed as Category 1</td>
</tr>
<tr>
<td>Aged persons accommodation</td>
<td></td>
</tr>
<tr>
<td>All forms of development that are ancillary and in association with residential development</td>
<td></td>
</tr>
<tr>
<td>Community centre</td>
<td></td>
</tr>
<tr>
<td>Consulting room</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td></td>
</tr>
<tr>
<td>Dependent accommodation</td>
<td></td>
</tr>
<tr>
<td>Educational establishment</td>
<td></td>
</tr>
<tr>
<td>Hall</td>
<td></td>
</tr>
<tr>
<td>Nursing home</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Pre-school</td>
<td></td>
</tr>
<tr>
<td>Primary school</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td></td>
</tr>
<tr>
<td>Retirement village</td>
<td></td>
</tr>
<tr>
<td>Shop or group of shops</td>
<td></td>
</tr>
<tr>
<td>Supported accommodation</td>
<td></td>
</tr>
<tr>
<td>Tourist accommodation</td>
<td></td>
</tr>
</tbody>
</table>
Suburban Neighbourhood Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.
(Convolution note: This zone is likely to be supported by one or two concept plans. The first shows the general layout of the zone (including core and transition areas, open space, transport stops etc) and the second will show building heights and envisaged net residential site densities).

OBJECTIVES

1 A predominantly low and medium density residential area that comprises a range of dwelling types together with local and neighbourhood activity centres that are located within a walkable distance of most residents.

2 Provision of medium density residential development adjacent to activity centres, public transport stops and public open space.

3 Local and neighbourhood activity centres that provide a range of shopping, community, business and recreational facilities for the surrounding neighbourhood.

4 The orderly expansion or intensification of urban areas to support the effective and economic provision of public infrastructure and community services.

5 Sustainable development outcomes through innovation in stormwater management, waste minimisation, water conservation, energy efficiency and urban biodiversity.

6 Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Example (Conversion note: this is an example character statement, it may need to be amended to suit local circumstances)

This zone will be developed as low and medium density residential neighbourhood established around local and neighbourhood scale activity centres. The layout of the area will create active public spaces and provide equitable access to public open space, shops, education facilities and a range of community services.

Housing diversity is a priority for the zone and a range of affordable and social housing products will be delivered through innovative land division layout, housing design, access and parking arrangements. Housing form will be diverse and cater for different household sizes, life cycle stages and housing preferences.

The dominant character of the zone is expected to be low and medium density built forms of up to 3 storeys with an average net residential density of around 30-45 dwellings per hectare. Higher density buildings with a net residential density of around 45-70 dwellings per hectare, which may including taller buildings up to 6 storeys, are envisaged within and directly adjacent to activity centres.

Neighbourhood activity centres are envisaged within the zone, each containing in the order of X square metres of retail floor space (Conversion note: value may range between 3,000 and 5,000 depending of scale of the area) in addition to other business and community facilities. Each centre will be located to encourage access via a network of pedestrian and bicycle linkages, while not compromising the establishment of other envisaged centres. Smaller local activity centres (in the order of X square metres of retail floor space) (Conversion note: value may range between 500 and 1500 depending of scale of the area) will be located within residential areas to provide community focus points. Where possible, activity centres will be integrated with adjacent public transit stops to enhance its use.
Activity centres will provide the greatest intensity of land use and activity in the zone and include street level uses that are primarily retail, service and office. Upper floor land uses will primarily be residential with some office accommodation.

Active frontages within activity centres will be achieved by a variety of design solutions including ground floor uses that have a clear street presence through setbacks that enable buildings to connect to public areas and spaces. Features and activities that attract people to activity centres are encouraged, such as frequent doors and display windows, retail shopfronts and outdoor eating or dining areas spilling out onto footpaths.

A pedestrian friendly environment will be provided through wide footpaths, colonnades, courtyards, awnings and street furniture. Public and communal spaces will encourage community interaction and no or low fencing on road frontages will promote casual surveillance. Parking areas will be sited behind buildings, where possible, to reinforce the pedestrian feel.

A distinctive urban form, adjacent to and within activity centres, will frame squares and courtyards and reinforce the main-street theme.

In relation to the residential areas, the public realm will include unique and interesting themes achieved through landscaping, surface treatments, street furniture, building design and other elements. In most cases setbacks to local streets will be used to provide opportunities for landscaping to soften the built form. A cohesive built form will be achieved through design elements such as interesting roof forms, articulated buildings, recessed vehicle garaging, and landscaped spaces between buildings and the public road.

Street patterns and walkways will be integral to subdivision and neighbourhood design with the aim to minimise the need for local vehicle trips, reduce travel distances and promote low vehicle speeds in local streets. These networks will encourage active travel such as walking and cycling to local services and facilities.

Open space will be provided which is located in a quiet location away from the fixed public transit stop and any other potential noise sources.

The major local roads identified on Concept Plan Map(s) XX/XX (insert references) will be established as the pre-eminent movement corridors through the zone and will be identifiable as landscaped boulevards. The major local road network will connect the major features of the zone including centres, schools, key open space areas, recreation hubs and residential areas to adjoining areas. Local roads will have a more intimate feel and support walking and cycling with lower traffic volumes and speeds, smaller street setbacks, consistent street tree planting, architectural variety, a pedestrian scale of development and quality street lighting.

Public open space will be designed as safe and attractive places for a range of recreational activities and formal sport as well as water management and environmental protection.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of storm water, will be integrated throughout the area at the neighbourhood, street, site and building level. Harvested storm water will improve the aesthetic and functional value of open spaces, including public access ways and greenways.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development, or any combination thereof, are envisaged in the zone:

   - affordable housing
   - aged persons accommodation
   - community centre
   - consulting room
   - domestic outbuilding
2 The following additional types of development, or combination thereof, are envisaged within designated
neighbourhood activity centres, identified on Concept Plan Map(s) XX/XX (insert references):

- bulky goods outlet
- (Conversion note: optional) petrol filling station
- place of worship.

3 Development should be in accordance with Concept Plan Map XX/XX (insert reference).

4 Non-residential development should be located within designated neighbourhood activity centres except
where comprising small scale uses that:

(a) serve the local community

(b) are of a nature and scale consistent with the character of the locality

(c) do not compromise the capacity to achieve coordinated activity centre development

(d) do not detrimentally impact on the amenity of nearby residents.

5 Development should not be in the form of entertainment venues and/or licensed premises that provide
live music.

6 Development listed as non-complying is generally inappropriate.

Form and Character

7 Development should be consistent with the desired character for the zone.

8 Development of three or more storeys in height should ensure that:

(a) north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on
adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface
between 9.00 am and 3.00 pm on 21 June

(b) ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours
between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:

(i) half of the existing ground level open space

(ii) 35 square metres of the existing ground level open space (with at least one of the area’s
dimensions measuring 2.5 metres).

9 Dwellings within designated activity centres, directly abutting designated activity centres or directly
abutting public open spaces greater than 2000 square metres should achieve a minimum net residential
site density of X (Conversion note: select a figure between 45 and 70) dwellings per hectare.

10 Development should be 3 storeys or less except where located in a designated activity centre or
adjacent to public open space or a key arterial road as identified on Concept Plan Map
The visual massing and height of buildings in activity centres should be progressively reduced at the interface with lower density residential development.

Garage top apartments that share the allotment and services of the main dwelling should:

(a) be no more than 2 storeys in height above the garage (a total of 3 storeys)

(b) front a street that provides rear access for vehicles

(c) complement the existing dwelling or mixed use building.

**Dwellings and Residential Flat Buildings**

**Building to the Side Boundary**

13 Walls of dwellings and residential flat buildings sited on side boundaries should be in accordance with at least one of the following:

(a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height

(b) constructed in accordance with any approved building envelope plan

(c) the exposed section of the wall is less than 8 metres in length and 3.5 metres in height.

14 Dwellings developed to both side boundaries, except where there is less than 25 square metres of private open space, should provide ground level access to the rear of the site via a carport, garage, access way, service lane or the like.

**Setbacks from the Side Boundary**

15 Walls of dwellings set back from the side boundary should be designed in accordance with the following:

<table>
<thead>
<tr>
<th>Wall height (measured from natural ground level)</th>
<th>Minimum setback from side boundaries (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>For any portion of the wall less than or equal to 7 metres</td>
<td>0.9</td>
</tr>
<tr>
<td>For any portion of the wall greater than 7 metres</td>
<td>X (Conversion note: select between 0.9-1.9 metres)</td>
</tr>
</tbody>
</table>

**Front Setbacks**

16 Dwellings and residential flat buildings (excluding verandahs, porticos and the like) should be set back from road frontages in accordance with the following parameters:

<table>
<thead>
<tr>
<th>Minimum setback</th>
<th>Value (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>From the primary road frontage of an arterial road</td>
<td>8 (Conversion note: Optional variable) or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)</td>
</tr>
<tr>
<td>From the primary road frontage of all other roads</td>
<td>(Conversion note: select the following setbacks as relevant to the area)</td>
</tr>
</tbody>
</table>
South Australian Planning Policy Library
Version 6
Zone Section
Suburban Neighbourhood Zone

<table>
<thead>
<tr>
<th>Minimum setback</th>
<th>Value (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3 (Conversion note: Optional variable) or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)</td>
</tr>
<tr>
<td></td>
<td>1.5 (Conversion note: Optional variable) where the allotment is located adjacent to a public reserve greater than 2000 square metres, the dwelling faces that reserve and vehicle access is provided to the rear of the allotment</td>
</tr>
<tr>
<td></td>
<td>X (Conversion note: Optional variable, select ‘No minimum or a range between 0.9 and 3) where the land is within or directly facing a designated activity centre and vehicle access is provided to the rear of the allotment</td>
</tr>
<tr>
<td></td>
<td>From a secondary road frontage that is an arterial road</td>
</tr>
<tr>
<td></td>
<td>8 (Conversion note: Optional variable) or the average of any existing dwellings on any adjoining allotments with the same primary frontage (or, if there is only one such dwelling, the setback of that dwelling)</td>
</tr>
<tr>
<td>Minimum setback to a secondary road frontage that is not an arterial road</td>
<td>0.9 (Conversion note: Optional variable)</td>
</tr>
</tbody>
</table>

Setbacks from Rear Boundaries

The walls of detached, semi-detached and row dwellings should be set back from rear boundaries, except where the rear boundary adjoins an access way, in accordance with the following parameters:

<table>
<thead>
<tr>
<th>Allotment size (square metres)</th>
<th>Ground floor minimum setback (metres)</th>
<th>Second storey minimum setback (metres)</th>
<th>Third storey or more minimum setback (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>≤300</td>
<td>2 (Conversion note: may select from 0.9 to 3 metres)</td>
<td>5 (Conversion note: may select from 0 to 5 metres)</td>
<td>5 (Conversion note: may select from 0 to 5 metres) plus any increase in wall height over 6 metres</td>
</tr>
<tr>
<td>&gt;300</td>
<td>4 (Conversion note: may select from 0.9 to 3 metres)</td>
<td>6 (Conversion note: may select from 0 to 6 metres)</td>
<td>6 (Conversion note: may select from 0 to 6 metres) plus any increase in wall height over 6 metres</td>
</tr>
</tbody>
</table>

Walls of dwellings and residential flat buildings sited on rear boundaries should be in accordance with at least one of the following:

(a) be located immediately abutting the wall of an existing or simultaneously constructed building on the adjoining land to the same or lesser length and height

(b) constructed in accordance with any approved building envelope plan.

Site Area

A dwelling should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:
## South Australian Planning Policy Library
### Version 6
#### Zone Section
##### Suburban Neighbourhood Zone

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Minimum area (square metres)</th>
<th>Minimum frontage (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached (except where constructed boundary to boundary)</td>
<td>270 (Conversion note: may select from 100-300) minimum allotment area</td>
<td>7 (Conversion note: may select the words 'No minimum' or select a figure less than 7 metres)</td>
</tr>
<tr>
<td>Semi-detached</td>
<td>220 (Conversion note: may select from 150 to 300) minimum allotment area</td>
<td>6 (Conversion note: may select the words 'No minimum' or select a figure less than 6 metres)</td>
</tr>
<tr>
<td>Row dwelling and detached dwelling constructed boundary to boundary</td>
<td>220 (Conversion note: may select from 100-300) minimum allotment area</td>
<td>5 (Conversion note: may select the words 'No minimum' or select a figure less than 5 metres)</td>
</tr>
<tr>
<td>Group dwellings and/residential flat building (1 and 2 storey)</td>
<td>200 (Conversion note: may select from 100-300) average site area per dwelling</td>
<td>No minimum</td>
</tr>
</tbody>
</table>

**Conversion note:** Given that the Residential Code (Schedule 4 of the Development Regulations 2008) relies on the Development Plan for site areas and frontage widths, a principle is required to specify these requirements.

20 The minimum site area requirements specified can be reduced where the division is accompanied by a building envelope plan detailing building footprints and wall heights that demonstrates that the development contributes to the desired character of the zone and where one of the following applies:

(a) the allotment(s) is located within 200 metres of a neighbourhood activity centre

(b) the development includes 15 per cent affordable housing

(c) the allotment(s) is directly adjacent public open space greater than 2000 square metres.

### Local and Neighbourhood Activity Centres

21 (Conversion note: Optional policy - to be included where a specific number of activity centres are desired within the zone) Neighbourhood activity centres identified on Concept Plan Map(s) XXXX (insert references) should be of a scale and distribution that does not impede the development of X (Conversion note: insert number) neighbourhood centres to be established within the zone and maximises households within walking distance.

22 Designated local and neighbourhood activity centres should:

(a) maximise their role as a neighbourhood focus by including a range of community facilities

(b) be physically connected with surrounding residential areas by:

   (i) avoiding large expanses of vehicle parking that physically separates the activity centre from surrounding residential areas

   (ii) including pedestrian and cycle linkages that enable residents to comfortably walk and cycle directly from residential areas to and also within activity centre facilities

(c) orient development towards and near to public spaces and street frontages

(d) incorporate, where possible, mixed use development along the edges to provide a transition from activity centre uses to residential areas
(e) include shelter for pedestrians along public streets and internal access ways

(f) ensure building façades create diversity of interest and have the appearance of an aggregation of small buildings

(g) ensure roof forms are varied and do not include large expanses of roofline that are visible from the public domain

(h) ensure buildings address the street frontage and open spaces with servicing areas generally accessed via rear lanes or internal to the centre and not visible from public streets.

(Conversion note – insert either one of the following PDC 23 versions):

23 Development within designated activity centres should be set back a maximum of 3 metres from the primary road frontage.

OR

23 Development within designated activity centres should have a zero or minimal setback to the primary road frontage.

Land Division

24 (Optional policy: to be included where a specific number of activity centres are desired within the zone)
Land division should identify allotments capable of accommodating X (Conversion note: optional variable) neighbourhood activity centres in the location(s) identified on Concept Plan Map(s) XX/XX (insert references).

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X – Conditions for Complying Development:

- Click and type

(Conversion notes:
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)

Non-complying Development

Development (including building work, a change in the use of land or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the South Australian Planning Policy Library Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crematorium</td>
<td></td>
</tr>
</tbody>
</table>
Form of development | Exceptions
---|---
Dairy |  
Farming |  
Fuel depot |  
Horse keeping |  
Horticulture |  
Hospital |  
Industry |  
Intensive animal keeping |  
Public service depot |  
Road transport terminal |  
Service trade premises |  
Stock slaughter works |  
Warehouse *(Conversion note: Optional policy)* |  
Waste reception, storage, treatment or disposal |  

**Public Notification**

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

Further, the following forms of development (except where the development is classified as non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement</td>
<td>All forms of development not listed as category 1</td>
</tr>
<tr>
<td>Aged persons accommodation</td>
<td></td>
</tr>
<tr>
<td>All forms of development that are ancillary and in association with residential development</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td></td>
</tr>
<tr>
<td>Nursing home</td>
<td></td>
</tr>
<tr>
<td>Office that is ancillary and in association with a dwelling</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td></td>
</tr>
<tr>
<td>Retirement village</td>
<td></td>
</tr>
<tr>
<td>Supported accommodation</td>
<td></td>
</tr>
<tr>
<td>Except where adjacent an existing or approved dwelling; <em>(Conversion note: these uses can be included within the general Category 1 list for master planned communities where the land use arrangements are clearly defined up front)</em></td>
<td></td>
</tr>
</tbody>
</table>

---

341
<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) community centre</td>
<td></td>
</tr>
<tr>
<td>(b) consulting room</td>
<td></td>
</tr>
<tr>
<td>(c) educational establishment</td>
<td></td>
</tr>
<tr>
<td>(d) office (other than where ancillary and in association with a dwelling)</td>
<td></td>
</tr>
<tr>
<td>(e) place of worship</td>
<td></td>
</tr>
<tr>
<td>(f) personal service establishment</td>
<td></td>
</tr>
<tr>
<td>(g) pre-school</td>
<td></td>
</tr>
<tr>
<td>(h) primary school</td>
<td></td>
</tr>
<tr>
<td>(i) shop or group of shops.</td>
<td></td>
</tr>
</tbody>
</table>
Town Centre Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1 A centre accommodating a wide range of retail, office, administrative, community, cultural and entertainment facilities to serve residents of the town and the surrounding rural community.

2 Conservation and upgrading of buildings of historic character.

3 Rationalisation of vehicular access, car parking and major pedestrian movement paths to provide a safer, more efficient and more attractive environment.

4 (Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type .

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 (Optional: select or add to land uses as appropriate) The following forms of development are envisaged in the zone:

- bulky goods outlet
- café
- consulting room
- cultural centre
- entertainment facility
- fitness studio
- hotel
- meeting room
- motor repair station
- office
- petrol filling station
- restaurant
- service trade premises
- shop
- tourist facility.

2 Development listed as non-complying is generally inappropriate.

3 A dwelling should be established only where it is associated with and ancillary to an existing, or part of a proposed use envisaged for the zone.
Form and Character

4 (Conversion note: core policy if a desired character statement exists for the zone) Development should not be undertaken unless it is consistent with the desired character for the zone.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X - Conditions for Complying Development:

- Click and type.

OR

(Optional) In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Complying Criteria / Conditions</th>
</tr>
</thead>
</table>

Conversion notes:
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dairy</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td>Except a dwelling: (a) ancillary to and in association with a non-residential development (b) located on the same allotment.</td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>General industry</td>
<td></td>
</tr>
<tr>
<td>Horse keeping</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Form of development</td>
<td>Exceptions</td>
</tr>
<tr>
<td>-------------------------------------</td>
<td>------------</td>
</tr>
<tr>
<td>Major public service depot</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Special industry</td>
<td></td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Waste reception, storage, treatment</td>
<td></td>
</tr>
<tr>
<td>or disposal</td>
<td></td>
</tr>
<tr>
<td>Wrecking yard</td>
<td></td>
</tr>
</tbody>
</table>

**Public Notification**

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional)* Further, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Township Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1. Services and facilities grouped together to serve the local community and the visiting public.

2. Increased mix in the range of dwellings available to cater for changing demographics, particularly smaller household sizes and supported accommodation.

3. Conservation and enhancement of the main road streetscape and scenic rural setting of the township.

4. **(Conversion note: core policy if a desired character statement exists for the zone)** Development that contributes to the desired character of the zone.

(Optional Local Addition) DESIRED CHARACTER

Click and type .

**(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)**

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the zone:
   - community facility
   - domestic outbuilding in association with a dwelling
   - domestic structure
   - dwelling
   - dwelling addition
   - educational establishment
   - *(Optional)* open space
   - recreation area
   - shop or group of shops where the gross leasable area is 250 *(optional variable)* square metres or less
   - *(Optional)* small-scale commercial development
   - *(Optional)* small scale light and service industry development
   - small-scale tourist development
   - supported accommodation.

2. Development listed as non-complying is generally inappropriate.

3. Residential development should be mainly in the form of low-density detached dwellings, with a limited range of increased density development.

4. Business and commercial development should be of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.
5 Industry uses should be restricted to light and service industry activities that provide small-scale facilities to the community or are agriculturally based industries that process local produce.

**Form and Character**

6 *(Conversion note: core policy if a desired character statement exists for the zone)* Development should not be undertaken unless it is consistent with the desired character for the zone.

7 *(Optional)* Dwellings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from primary road frontage</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Minimum setback from secondary road frontage</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Minimum setback from side boundaries</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Minimum setback from rear boundary</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Maximum site coverage</td>
<td>X <em>(optional variable)</em> per cent</td>
</tr>
<tr>
<td>Maximum building height (from natural ground level)</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Minimum area of private open space</td>
<td>X <em>(optional variable)</em> square metres</td>
</tr>
<tr>
<td>Minimum number of on site car parking spaces (One of which should be covered)</td>
<td>X <em>(optional variable)</em></td>
</tr>
</tbody>
</table>

8 *(Conversion note: optional if a detailed Township Structure Plan is in place)* Development of a business, commercial or industrial nature should be consolidated with existing facilities to establish identifiable service centres.

9 *(Optional)* Sheds, garages and similar outbuildings should be designed within the following parameters:

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum floor area</td>
<td>X <em>(optional variable)</em> square metres</td>
</tr>
<tr>
<td>Maximum building height (from natural ground level)</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Maximum wall height (from natural ground level)</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Minimum setback from side and rear boundaries</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
<tr>
<td>Minimum setback from a public road or public open space area</td>
<td>X <em>(optional variable)</em> metres</td>
</tr>
</tbody>
</table>
10  *(Optional)* A dwelling should have a minimum site area (and in the case of residential flat buildings, an average site area per dwelling) and a frontage to a public road not less than that shown in the following table:

<table>
<thead>
<tr>
<th>Dwelling type</th>
<th>Site area (square metres)</th>
<th>Minimum frontage (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>X <em>(optional variable)</em></td>
<td>X <em>(optional variable)</em></td>
</tr>
<tr>
<td>Semi-detached</td>
<td>X <em>(optional variable)</em></td>
<td>X <em>(optional variable)</em></td>
</tr>
<tr>
<td>Group dwelling</td>
<td>X <em>(optional variable)</em></td>
<td>X <em>(optional variable)</em></td>
</tr>
<tr>
<td>Residential flat building</td>
<td>X <em>(optional variable)</em></td>
<td>X <em>(optional variable)</em></td>
</tr>
<tr>
<td>Row dwelling</td>
<td>X <em>(optional variable)</em></td>
<td>X <em>(optional variable)</em></td>
</tr>
</tbody>
</table>

*(Conversion notes: dwelling area and frontage to be completed by council - Councils to insert density provisions having regard to the Planning Strategy and negotiations with The Department of Planning and Local Government.)*

**Land Division**

11  *(Optional)* Allotments should vary in size and be suitable to facilitate a use of land consistent with the objectives for the zone and should have:

(a) an area of not less than X *(optional variable)* square metres

(b) an average width of at least X *(optional variable)* metres.

**PROCEDURAL MATTERS**

**Complying Development**

Complying developments are prescribed in Schedule 4 of the *Development Regulations 2008*.

*(Optional)* In addition, the following forms of development are designated as complying subject to the conditions contained in *Table X/X - Conditions for Complying Development*:

**OR**

*(Optional)* In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Complying Criteria / Conditions</th>
</tr>
</thead>
</table>

*(Conversion notes:*
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan)*

**Non-complying Development**

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

*(Conversion note:*
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Crematorium</td>
<td></td>
</tr>
<tr>
<td>Dairy</td>
<td></td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>General industry</td>
<td></td>
</tr>
<tr>
<td>Horse keeping</td>
<td></td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Shop or group of shops</td>
<td>Except where the gross leasable area is 250 <em>(optional variable)</em> square metres or less.</td>
</tr>
<tr>
<td>Special industry</td>
<td></td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Waste reception, storage, treatment or disposal</td>
<td><em>(Optional)</em> Except where it is in the form of a recycling collection depot.</td>
</tr>
<tr>
<td>Wrecking yard</td>
<td></td>
</tr>
</tbody>
</table>

**Public Notification**

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional)* Further, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
</table>
Urban Core Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

Conversion note: This zone is likely to be supported by one or two concept plans. The first shows the general layout of the zone (including core, main street and transition areas, open space, transport stops etc) and the second will show building heights and envisaged net residential site densities.

OBJECTIVES

1. A mixed use zone accommodating a mix of employment generating land uses and medium to high density residential development in close proximity to a high frequency public transport corridor.

2. Development within a mixed use environment that is compatible with surrounding development and which does not unreasonably compromise the amenity of the zone or any adjoining residential zone.

3. Smaller dwellings, including innovative housing designs, located close to local services and public transport stops.

4. Mixed use development integrated with a high quality public realm that promotes walking, cycling, public transport patronage and positive social interaction.

5. A zone that provides a spatial separation, or transitions down, in scale and intensity to adjacent lower density residential zones.

6. Development that contributes to the desired character of the zone.

DESIGNED CHARACTER

Example (Conversion note: this is an example character statement, it may need to be amended to suit local circumstances)

This zone supports housing at medium and high densities and a range of dwelling types which are conveniently located in proximity to high frequency public transport services, recreation, commercial, shop, office and other mixed use activities. Development within this zone will result in significant employment generating activity closely aligned to nearby public transport infrastructure and services.

Medium and high density housing, primarily in the form of row dwellings, residential flat buildings and mixed use buildings, will be developed in the zone. Overall, the zone is intended to achieve an average net residential site density of X (Conversion note: select between 150 and 200) dwellings per hectare.

Due to the scale and intensity of development, the zone will focus around a Core Area with a Transition Area adjoining neighbouring zones (Conversion note: choose which area applies to the zone) as identified on Concept Plan Map XXXX (insert reference).

The Core Area will provide the greatest intensity of land use and activity in the zone with a mix of residential, commercial and employment generating activities (at a local or neighbourhood scale) integrated with adjacent public transit stop(s) (Conversion note: select only if a Policy Area is identified). Located within the Core Area is the Main Street Policy Area, which will provide the primary focus for convenience shopping, including supermarkets, and cultural and community services in the zone.

Development adjacent to a fixed transit stop will be mixed both vertically and horizontally, with non-residential uses encouraged on the ground floor to create visual interest and invite personal interaction on street frontages. The exterior storage or display of goods will not compromise pedestrian movement.
Neighbourhood scale retail activity is envisaged within the Core Areas of the zone, containing in the order of X (Conversion note: insert floor space) square metres (Conversion note: value may range between 3,000 and 5,500 depending on scale of the area) of retail floor space in addition to other business and community facilities.

Student and aged accommodation, serviced apartments and affordable housing are also strongly encouraged in the Core Area to assist in delivering an overall mix of residential activity in this area.

The Transition Area will provide a buffer between the Core Area and adjacent residential areas/zones with development taking the form of high quality medium density housing where the combination of four storey townhouses/terraces/mews and residential flat buildings will provide a range of housing for a diverse community. There will be some provision for mixed use buildings, where it does not negatively impact on the predominant residential character of the area. Retail floor space (in the order of X (Conversion note: value may range between 500 and 1000)square metres) will be located within the Transition Area to provide community focus points.

Development in the zone will achieve high quality urban design. Buildings will contribute to the provision of a coherent public realm by shaping the street space and, in particular, the physical and functional character of development fronting the key arterial road or public transport corridor.

As development intensifies, overlooking, overshadowing and noise impacts will be moderated through good design and noise attenuation techniques. Impacts on adjoining zones will also be addressed through appropriate building envelopes, transition of building heights, design and location of windows and balconies, and use of landscaping. Buildings will also be designed to maximise solar access within the development site.

Development will contribute positively to the quality of the public realm by articulating buildings with canopies, modelled façades and balconies that make use of light and shade, and by providing architectural detail. Solid material will be balanced with glazed areas, and plant and service equipment will be enclosed and out of view from the street and neighbouring sites.

A proportion of the public open space will be sited away from the transit corridor to ensure that residents and workers have a quiet tranquil outdoor place to relax in.

Where appropriate, the range of setbacks provided in the zone to accommodate development fronting a primary and/or secondary road frontage will be critical in softening the continuous edge of new built form and provide a higher amenity streetscape and pedestrian environment which is shaded by street trees and other forms of mature vegetation.

Where appropriate, landscaping features including public art will be used in communal open space or public promenades to punctuate and identify spaces that may assist in establishing a sense of place within the zone for the enjoyment and benefit of users.

Wide footpaths with associated landscaping will be provided throughout the zone to encourage the development of active land uses at street level along key thoroughfares. Landscaping features, including public art, will be used to create high amenity spaces that establish a sense of place within the zone and promote community cohesion.

Cycling routes and pedestrian pathways, and high amenity public open space will create an attractive living environment. Public open space will include a range of forms and sizes including small pocket parks and formal plazas. Spaces will be designed as safe and attractive places for a range of community activities as well as water management. A proportion of the public open space will be sited away from the transit corridor to ensure that residents and workers have a quiet tranquil outdoor place to relax in.

On-site parking areas will be consolidated, shared and, where possible, not visible from the street or public spaces.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of storm water, will be integrated throughout the area at the neighbourhood, street, site and building level. Harvested storm water will improve the aesthetic and functional value of open spaces, including public access ways and greenways.
Zone Section

Urban Core Zone

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements. This zone requires the use of a Desired Character Statement to provide detail of the form and style of buildings and spaces between buildings as well as information about how the building should interact with the public realm. Include information about negative impacts on adjacent zones at the interface.)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following types of development, or combination thereof, are envisaged in the zone:

- affordable housing
- aged persons accommodation
- community centre
- consulting room
- dwelling
- educational establishment
- licensed premises
- nursing home
- office
- pre-school
- residential flat building
- retirement village
- shop or group of shops
- supported accommodation.

2 (Conversion note: select only if there is a Core Area identified) The following additional types of development, or combination thereof, are envisaged within the Core Area of the zone, identified on Concept Plan Map XX/XX:

- hotel
- indoor recreation centre
- (Conversion note: optional policy) light industry
- place of worship
- tourist accommodation.

3 Development listed as non-complying is generally inappropriate.

4 Core Areas, Transition Areas and other identified features should be developed in accordance with the relevant Concept Plan Map(s) XX/XX (Insert references).

5 Core Areas should be developed to include a range of land uses that are high pedestrian generators, directly promote public transport use and provide opportunities for multi-purpose trips.

6 (Conversion note: optional policy) Light industrial and commercial development (including high technology and research based activity) should be located in Core Areas and be compatible with adjoining uses.

7 Core Areas should incorporate integrated public open spaces, sport and recreation facilities, and community areas that act as social hubs for communal activity.

8 (Conversion note: core policy except for City of Adelaide Development Plan) Except in Core Areas where a higher intensity of development is envisaged, non-residential development should comprise uses that:

(a) are of local or neighbourhood scale

(b) encourage walking to local shopping, community services and other activities
(c) do not detrimentally impact on the amenity of nearby residents.

9 (Conversion note: delete reference to the Main Street Policy Area X in this policy where it is not identified in the zone) Except in the Main Street Policy Area where there is no maximum floor area, a shop or groups of shops should have the following maximum gross leasable areas (Conversion note: Neighbourhood scale retail activity is anticipated in the zone. This floor area can be varied upward based on strategic retail analysis that demonstrates a different figure is appropriate):

<table>
<thead>
<tr>
<th>Designated area</th>
<th>Shop or groups of shops (square metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Area X</td>
<td>X (Conversion note: choose 3,000 or 5,500)</td>
</tr>
<tr>
<td>Transition Area X</td>
<td>X (Conversion note: choose 500 or 1,000)</td>
</tr>
<tr>
<td>Areas not designated as</td>
<td>X (Conversion note: choose 500 or 1,000)</td>
</tr>
<tr>
<td>one of the above</td>
<td></td>
</tr>
</tbody>
</table>

(Conversion note: this policy is optional and would not be relevant in a District or Regional Activity Centre setting where a higher intensity of development is envisaged).

**Form and Character**

10 Development should be consistent with the desired character for the zone.

11 Residential development (other than residential development in mixed use buildings), should achieve a minimum net residential site density in accordance with [Concept Plan Map XX/XX](#).

Conversion note: the minimum net residential site density should be set at a figure that ensures the achievement of strategic targets that are established in structure plans – refer to Technical Information Sheets for advice.

As a starting point the following minimums should be considered, however, higher minimums are encouraged choose a number from the range:

<table>
<thead>
<tr>
<th>Designated area</th>
<th>Minimum net residential site density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Area</td>
<td>150-200 dwellings per hectare net (High density)</td>
</tr>
<tr>
<td>Transition Area</td>
<td>70-150 dwellings per hectare net (High density)</td>
</tr>
<tr>
<td>Any area not designated</td>
<td>70-150 dwellings per hectare net (High density)</td>
</tr>
<tr>
<td>by the above</td>
<td></td>
</tr>
</tbody>
</table>

OR (Conversion note: express density either in the table or on a Concept Plan)

11 Residential development (other than residential development in mixed use buildings), should achieve a minimum net residential site density in accordance with the following, except where shown on [Concept Plan Map XX/XX](#):

<table>
<thead>
<tr>
<th>Designated area</th>
<th>Minimum net residential site density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Area</td>
<td>X (Conversion note: select a number between 150 and 200) dwellings per hectare net</td>
</tr>
<tr>
<td>Transition Area</td>
<td>X (Conversion note: select a number between 70 and 150) dwellings per hectare net</td>
</tr>
<tr>
<td>Any area not designated</td>
<td>X (Conversion note: select a number between 70 and 150) dwellings per hectare net</td>
</tr>
<tr>
<td>by the above</td>
<td></td>
</tr>
</tbody>
</table>
Designated area | Minimum net residential site density
---|---

12 Residential development in a mixed use building should achieve a minimum net residential site density of 60 dwellings per hectare.

13 **(Conversion note: core policy except for City of Adelaide Development Plan)** In Transition Areas, development should provide a built form that provides the transition between an intense core of development and neighbouring lower intensity development.

**Design and Appearance**

14 In Core Areas:

(a) the ground and first floors of buildings should be built to dimensions including a minimum ceiling height of 4.5 metres to allow for adaptation to a range of land uses including shops, office and residential without the need for significant change to the building

(b) a minimum of 50 per cent of the ground floor primary frontage of buildings should be visually permeable, transparent or clear glazed to promote active street frontages and maximise passive surveillance.

15 Except in Core Areas, development of three or more storeys in height should ensure that:

(a) north-facing windows to habitable rooms of existing dwelling(s) on the same allotment, and on adjacent allotments, receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June

(b) ground level open space of existing buildings receives direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:

(i) half of the existing ground level open space

(ii) 35 square metres of the existing ground level open space (with at least one of the area’s dimensions measuring 2.5 metres).

16 Buildings should address public open space and defined pedestrian and cycle routes as illustrated in Concept Plan Map(s) XX/XX (insert references).

17 Masonry fences should be no more than 1.2 metres in height to maintain sight lines between buildings and the street and to improve safety through passive surveillance.

18 Buildings should predominantly provide vehicle access via a side street or rear lane access way.

19 Side streets and rear lane access ways should be designed to:

(a) provide space between buildings that reduces building mass and creates a more interesting public realm

(b) achieve active frontages at a lower intensity than the primary street frontage.

**Building Envelope**

**Building Height**

20 Except where airport building height restrictions prevail, building heights (excluding any rooftop located mechanical plant or equipment) should be consistent with the following parameters:
<table>
<thead>
<tr>
<th>Designated area</th>
<th>Minimum building height</th>
<th>Maximum building height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Area</td>
<td>4 storeys</td>
<td>10 storeys and up to 40.5 metres</td>
</tr>
<tr>
<td></td>
<td></td>
<td>On key landmark sites identified on Concept Plan Map(s) XX/XX (insert references), 15 storeys and up to 60.5 metres</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Conversion note: choose relevant height over 4 storeys. If several areas are covered in a plan with different building heights, refer to the relevant Concept Plan)</td>
</tr>
<tr>
<td>Transition Area</td>
<td>2 storeys</td>
<td>4 storeys and up to 16.5 metres</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Conversion note: may select a higher value)</td>
</tr>
<tr>
<td>Any area not designated by the above</td>
<td>2 storeys</td>
<td>4 storeys and up to 16.5 metres</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(Conversion note: choose relevant height over 2 storeys. If several areas are covered in a plan with different building heights, refer to the relevant Concept Plan)</td>
</tr>
</tbody>
</table>

OR

20 Building heights (excluding any rooftop mechanical plant or equipment) should be in accordance with Concept Plan Map(s) XX/XX (insert references).

(Conversion note: Express heights on a Concept Plan along with the corresponding height in metres. Be mindful of airport building height restrictions when allocating height limits on a Concept Plan)

Use the urban design methodology to work out the maximum building height requirements and identify landmark sites where heights may be varied. Minimum heights need to be 2 storeys in Transition Areas or 4 storeys or greater in the remainder of zone and the maximum height in metres should be at least the figure corresponding to the number of storeys as detailed below.

<table>
<thead>
<tr>
<th>Number of storeys</th>
<th>Corresponding building height</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 storeys</td>
<td>8.5m</td>
</tr>
<tr>
<td>3 storeys</td>
<td>12.5m</td>
</tr>
<tr>
<td>4 storeys</td>
<td>16.5m</td>
</tr>
<tr>
<td>5 storeys</td>
<td>20.5m</td>
</tr>
<tr>
<td>6 storeys</td>
<td>24.5m</td>
</tr>
<tr>
<td>7 storeys</td>
<td>28.5m</td>
</tr>
<tr>
<td>8 storeys</td>
<td>32.5m</td>
</tr>
<tr>
<td>9 storeys</td>
<td>36.5m</td>
</tr>
<tr>
<td>10 storeys</td>
<td>40.5m</td>
</tr>
</tbody>
</table>
South Australian Planning Policy Library
Version 6
Zone Section
Urban Core Zone

Setbacks from the Primary Road Frontage

21 (Conversion note: delete reference to the Main Street Policy Area in this policy where it is not identified in the zone) Buildings (excluding verandas, porticos and the like) should be set back from the primary road frontage in accordance with the following parameters: (Conversion note: insert the relevant setback parameters for each area the zone will apply to. If the same setbacks are proposed for several locations group them together as the template allows below.)

<table>
<thead>
<tr>
<th>Designated area</th>
<th>Minimum setback from the primary road frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Street Policy Area X</td>
<td>No minimum</td>
</tr>
<tr>
<td></td>
<td>OR 50 per cent (Conversion note: select any percentage) of the building should be setback 0 metres</td>
</tr>
<tr>
<td>Core Area (except where the Main Street Policy Area X applies)</td>
<td>No minimum</td>
</tr>
<tr>
<td>Transition Area</td>
<td>X metres (Optional variable: select between 2 and 4 metres), or as defined on the relevant Concept Plan</td>
</tr>
<tr>
<td>Any area not designated by the above</td>
<td>X metres (Optional variable: select between 2 and 4 metres), or as defined on the relevant Concept Plan</td>
</tr>
</tbody>
</table>

Setbacks from side boundaries

22 (Conversion note: delete reference to the Main Street Policy Area in this policy where it is not identified in the zone) Buildings (excluding verandas, porticos and the like) should be set back from side boundaries in accordance with the following parameters:

<table>
<thead>
<tr>
<th>Designated area</th>
<th>Minimum setback from side boundaries</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Street Policy Area X</td>
<td>No minimum</td>
</tr>
<tr>
<td>Core Area (except where the Main Street Policy Area X applies)</td>
<td>No minimum</td>
</tr>
<tr>
<td>Transition Area</td>
<td>X metres (Optional variable: select ‘No minimum’ or a figure between 0.9 and 3 metres)</td>
</tr>
<tr>
<td>Any area not designated by the above</td>
<td>X metres (Optional variable: select ‘No minimum’ or a figure between 0.9 and 3 metres)</td>
</tr>
</tbody>
</table>

Other Setbacks

23 (Conversion note: delete reference to the Main Street Policy Area in this policy where it is not identified in the zone) Buildings (excluding verandas, porticos and the like) should be set back in accordance with the following parameters:

<table>
<thead>
<tr>
<th>Setback parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from secondary road frontage</td>
<td>X metres (Optional variable: select ‘No minimum’ or a figure between 0.9 and 3 metres) where located within the Main Street Policy Area X</td>
</tr>
<tr>
<td></td>
<td>0.9 metres (Conversion note: delete following words if there is no Main Street Policy Area X) outside of the</td>
</tr>
</tbody>
</table>
### Setback parameter

<table>
<thead>
<tr>
<th>Setback parameter</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum setback from a rear access way</td>
<td>No minimum where the access way is 6.5 metres or more OR Where the access way is less than 6.5 metres in width, the distance equal to the additional width required to make the access way 6.5 metres or more, to provide adequate manoeuvrability for vehicles</td>
</tr>
<tr>
<td>Minimum setback from the rear allotment boundary</td>
<td>X (Conversion note: select between 0 and 6 metres) metres where the subject land directly abuts an allotment of a different zone X (Conversion note: select between 0 and 5 metres) metres in all other cases, except where development abuts the wall of an existing or simultaneously constructed building on the adjoining land</td>
</tr>
</tbody>
</table>

### Incentives

24 Where a minimum of 3 hours sunlight access on 21 June to habitable rooms and open space of dwellings in adjoining zones can be maintained, the following incentives apply to development: (Conversion note: a minimum of three incentives should be applied within the zone and additional incentives may be included)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Additional building height above maximum allowed height in the zone</th>
<th>Car parking reduction (rounded to the nearest whole number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amalgamation of 2 or more allotments to create a minimum allotment size of 2000 square metres and the provision of side or rear vehicle access</td>
<td>1 storey</td>
<td>10 per cent except on land shown on Overlay Map(s) - Strategic Transport Routes</td>
</tr>
<tr>
<td>Development which includes more than 15 per cent of dwellings as affordable housing</td>
<td>1 storey</td>
<td>30 per cent</td>
</tr>
<tr>
<td>Site of development located within 200 metres of a fixed public transport stop</td>
<td></td>
<td>30 per cent</td>
</tr>
<tr>
<td>The development includes undercroft parking with access from a road located to the side or rear of the site</td>
<td>1 storey</td>
<td>10 per cent</td>
</tr>
<tr>
<td>A building including non-residential development on the ground floor (or first two floors) with residential development on the floors above</td>
<td>1 storey</td>
<td>10 per cent except on land shown on Overlay Map(s) - Strategic Transport Routes</td>
</tr>
<tr>
<td>Form of development</td>
<td>Additional building height above maximum allowed height in the zone</td>
<td>Car parking reduction (rounded to the nearest whole number)</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------</td>
<td>-------------------------------------------------------------</td>
</tr>
<tr>
<td>A building including a child care facility</td>
<td>1 storey</td>
<td></td>
</tr>
<tr>
<td>A building including a rooftop garden that occupies a minimum 25 per cent of the building footprint area</td>
<td>1 storey</td>
<td></td>
</tr>
<tr>
<td>Sympathetic redevelopment of a local or State heritage place that retains the item and its appearance to the street</td>
<td></td>
<td>30 per cent</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Maximum accumulated allowance</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>For buildings 5 storeys or less - 1 storey (and less than 4) metres additional building height</td>
<td>30 per cent</td>
</tr>
<tr>
<td>For buildings of 6 storeys or more - 2 storeys (and less than 8 metres) additional building height</td>
<td></td>
</tr>
</tbody>
</table>

**Land Division**

25 *(Conversion note: optional policy)* Streets that provide rear access for vehicles should be created in accordance with Concept Plan Map(s) XXXX *(insert references).*

26 A traditional street grid pattern should be reinforced in any comprehensive development of areas for mixed use activity to maintain clear sightlines and ensure maximum connectivity.

27 Wherever practicable, land division and site amalgamation should:

   (a) create allotments that vary in size and are suitable for a variety of residential and commercial uses

   (b) improve the level of integration associated with the design and layout of buildings, vehicle parking areas, access points and landscaping treatments.
Main Street Policy Area X

Refer to the Map Reference Tables for a list of the maps that relate to this policy area.  
(Conversion note: This policy area should correspond with the Core Area defined on the relevant Concept Plan Map(s) XXXX)

OBJECTIVES

1 An entertainment, shopping and commercial main street supported by medium and high density residential development.

2 Development that is largely consistent in height and width, and frames the street at ground and first floor level.

3 An interesting and varied skyline as viewed from the street and afar, provided by modulation in roof forms and the use of parapets.

4 A visually interesting streetscape with buildings having a high level of fenestration and detail, and balconies oriented towards the street.

5 An intimate public realm with active streets created by buildings designed with frequently repeated frontage form and narrow tenancy footprints.

6 Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Example (Conversion note: this is an example character statement, it may need to be amended to suit local circumstances)

This policy area will encourage the development of a destination that attracts people to its combination of and variety of land uses. Ground floor uses will be non-residential and uses that locally attract people to the location such as shops, offices and consulting rooms. The appearance of a fine grain subdivision pattern, where allotments are narrow but deep, will be maintained to encourage development that is varied in façade and also fine grained.

Neighbourhood to district scale retail activity is envisaged within the Main Street Policy Area X of the zone, containing in the order of X (Conversion note: Insert floor space) square metres (Conversion note: no maximum value has been set although the value established will be dependent on scale of the area) of retail floor space in addition to other business and community facilities.

Heritage buildings will be adapted, maintaining their heritage qualities with development encouraged to the rear and behind the front façades. Buildings adjacent to heritage buildings will be sympathetic to the heritage nature in their design.

Buildings will provide visual interest to the pedestrian, contain frequent pedestrian entries and clear windows to the street. Buildings will establish a width, rhythm and pattern of façades that support a variety of tenancies with narrow footprints, while building height will increase. Buildings will be built with zero set back from the main street, with the occasional section of building set back to create outdoor dining areas, visually interesting building entrances and intimate but active spaces. The footpath will be sheltered with verandas, shelters and the like to enhance the pedestrian experience. Safe, landscaped pedestrian walkways between buildings will encourage permeability to neighbouring streets and enhance the sense of place and identity of the policy area.

Vehicle access will be grouped, where possible, and from the rear of buildings, with the development of lanes for this purpose encouraged.
On the footpath and at the front façade of developments, landscaping will be small scale or vertical, such as through the use of creepers and greenwalls and in planter boxes on the footpath. Street trees will be provided between parking spaces on the street.

*(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements. This policy area requires the use of a Desired Character Statement to provide detail of the form and style of buildings and spaces between buildings as well as information about how the building should interact with the public realm.)*

**PRINCIPLES OF DEVELOPMENT CONTROL**

**Land Use**

1. Development on the ground floor of buildings should be non-residential.

*(Conversion note: this PDC is optional, if a main street is established, with non-residential land uses already located on the ground floor, the policy should be applied, where a main street is being encouraged or there is no economic trend for non-residential development on the ground floor consider if the policy would sterilise the area.)*

2. There is no maximum floor area for shops or groups of shops in the policy area. *(Conversion note: Neighbourhood to District scale retail activity is anticipated in this policy area.)*

**Form and Character**

3. Development should be consistent with the desired character for the policy area.

4. Pedestrian shelter and shade should be provided over footpaths through the use of structures such as awnings, canopies and verandas.

5. The ground level street frontages of buildings should contribute to the appearance and retail function of the area by providing at least 5 metres or 60 per cent of the street frontage (whichever is greater) as an entry/foyer or display window to a shop (including a café or restaurant) or other community or commercial use which provides pedestrian interest and activation. *(Conversion note: area of building containing entry or display window may be altered based on desired character and suitable investigations.)*

6. *(Conversion note: Optional policy)* The finished floor level of the ground floor of buildings should be level with the footpath.
PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X – Conditions for Complying Development and Table X/X – Off-street Vehicle Parking Requirements:

(a) change in the use of land, from residential to office on the ground or first floor of a building

(b) change in the use of land, from residential to shop less than 250 square metres on the ground floor of a building.

(Conversion notes:
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan).

Non-complying Development

Development (including building work, a change in the use of land or division of an allotment) involving any of the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the South Australian Planning Policy Library Terminology List).

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>General industry</td>
<td></td>
</tr>
<tr>
<td>Public service depot</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Service trade premises</td>
<td></td>
</tr>
<tr>
<td>Special industry</td>
<td></td>
</tr>
<tr>
<td>Store</td>
<td></td>
</tr>
<tr>
<td>Transport depot</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td></td>
</tr>
<tr>
<td>Waste reception, storage,</td>
<td></td>
</tr>
<tr>
<td>treatment or disposal</td>
<td></td>
</tr>
</tbody>
</table>

Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

In addition, the following forms of development, or any combination of (except where the development is classified as non-complying), are designated:
<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement</td>
<td>All forms of development not listed as Category 1</td>
</tr>
<tr>
<td>Aged persons accommodation</td>
<td></td>
</tr>
<tr>
<td>All forms of development that are ancillary and in association with residential development</td>
<td></td>
</tr>
<tr>
<td>Consulting room</td>
<td></td>
</tr>
<tr>
<td>Dwelling</td>
<td></td>
</tr>
<tr>
<td>Educational establishment</td>
<td></td>
</tr>
<tr>
<td>Hotel located where located within the <strong>Main Street Policy Area X</strong> ( Conversion note: optional policy - where a <strong>Main Street Policy Area X</strong> is applied to the zone)</td>
<td></td>
</tr>
<tr>
<td>Indoor recreation facility</td>
<td></td>
</tr>
<tr>
<td>Nursing home</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Pre-school</td>
<td></td>
</tr>
<tr>
<td>Primary school</td>
<td></td>
</tr>
<tr>
<td>Residential flat buildings</td>
<td></td>
</tr>
<tr>
<td>Retirement village</td>
<td></td>
</tr>
<tr>
<td>(Conversion note: optional policy - where a <strong>Main Street Policy Area X</strong> is applied to the zone) Shop or group of shops where located:</td>
<td></td>
</tr>
<tr>
<td>(a) within the <strong>Main Street Policy Area X</strong></td>
<td></td>
</tr>
<tr>
<td>(b) outside of the <strong>Main Street Policy Area X</strong>, with a gross leasable area of 500 square metres or less (Conversion note: this figure may be increased.)</td>
<td></td>
</tr>
<tr>
<td>Supported accommodation</td>
<td></td>
</tr>
<tr>
<td>Tourist accommodation</td>
<td></td>
</tr>
</tbody>
</table>
**Urban Corridor Zone**

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

*Conversion note: This zone is likely to be supported by one or two concept plans. The first shows the general layout of the zone (including, open space, transport stops, primary road corridor etc) and the second will show envisaged heights and net residential site densities). In addition, all areas in the zone should be covered by one of the four Policy Areas.*

**OBJECTIVES**

1. A mixed use zone accommodating a range of compatible non-residential and medium and high density residential land uses orientated towards a high frequency public transport corridor.

2. Integrated, mixed use, medium and high rise buildings with ground floor uses that create active and vibrant streets with residential development above.

3. A mix of land uses that enable people to work, shop and access a range of services close to home.

4. Adaptable and flexible building designs that can accommodate changes in land use and respond to changing economic and social conditions.

5. A built form that provides a transition down in scale and intensity at the zone boundary to maintain the amenity of residential properties located within adjoining zones.

6. A safe, comfortable and appealing street environment for pedestrians that is sheltered from weather extremes, is of a pedestrian scale and optimises views or any outlook onto spaces of interest.

7. Noise and air quality impacts mitigated through appropriate building design and orientation.

8. Development that contributes to the desired character of the zone.

**DESIRED CHARACTER**

*Example (Conversion note: this is an example character statement, it may need to be amended to suit local circumstances. The character statement can be located in the Policy Area only if this is preferred)*

This zone supports an innovative mix of medium (from around 45-70 (Conversion note: choose one number from this range) dwellings per hectare net residential site density) and high density (70-200 (Conversion note: choose one number from this range) dwellings per hectare net residential site density) residential and mixed use development along the X (Conversion note: include relevant road name) Primary Road Corridor.

It will be developed with a diversity of housing, including row dwellings, residential flat buildings and multi-storey buildings that incorporate affordable housing opportunities for families, students and other household types in areas with frequent public transport provision.

Residents will have access to a local and neighbourhood scale mix of land uses that are well connected to public transport, and active public spaces that facilitate walking and/or cycling to a range of daily activities.

Buildings will create a linear corridor that frames the main road with active street frontages that establish an interesting pedestrian environment and human scale at ground level. Buildings of 4 or more storeys will be the predominant built form.

A high amenity pedestrian environment will be established that provides integrated linkages to adjacent centres, public transport stops and public spaces. High quality footpaths will be provided (of a durable non-slip surface) that are shaded by street trees that cool the street environment and reduce air pollution. Access for people with disabilities, signage, seating and street lighting will be provided along key walking
routes between public transport stops and major activity nodes. Cycle routes will be visible, safe, accessible, well signed and connected with key local destinations (such as shops, schools and local parks).

X (Conversion note: include relevant road name) Road is a strategic route. Its function as a major transport corridor will be protected with minimal on-street vehicle parking and access points. Access will be provided from secondary road frontages and rear access ways. Controlled pedestrian crossings points will be focussed and consolidated at key locations (Conversion note: access ways may be shown on a Concept Plan). Parking areas will be consolidated, shared, where possible, and screened from the street or public spaces.

Development will be undertaken within defined building envelopes. The location and scale of buildings will achieve high quality urban design outcomes. A coherent public realm that shapes the street space and, in particular, the physical and functional character of the main road, will be established. Buildings at the periphery of the zone will have an appropriate transition that relates to development in adjacent zones of a lower scale and intensity.

Development will have a human scale and contribute positively to the public realm with articulated buildings that incorporate canopies, modelled façades, fenestration and balconies that make use of light and shade. Solid materials will be appropriately balanced with glazed areas. Buildings will have a strong horizontal emphasis with clearly defined and segmented vertical elements.

The greatest height, mass and intensity of development will be focussed at the main road frontage. Key strategic sites will be developed with landmark buildings.

Overlooking, overshadowing and noise impacts will be moderated through good design and noise attenuation techniques. Impacts on adjoining zones will be minimised through appropriate building envelopes, transition of building heights, design and location of windows and balconies, and use of landscaping.

Well-designed landscaping will assist to visually reduce the scale of large building façades, soften edges and provide visual amenity and shade. Plant and service equipment will be enclosed and screened from view from the street and neighbouring sites.

Nominated public spaces will be designed to create a quiet space or retreat for people to use.

Water sensitive urban design for the harvest, treatment, storage and reuse of stormwater will be integrated at the neighbourhood, street, site and building level. Harvested stormwater will improve the aesthetic and functional value of open spaces, including public access ways and greenways.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements. This zone requires the use of a Desired Character Statement to provide detail of the form and style of buildings and spaces between buildings as well as information about how the building should interact with the public realm.

**PRINCIPLES OF DEVELOPMENT CONTROL**

**Land Use**

1. The following types of development, or combination thereof, are envisaged in the zone:

   - affordable housing
   - aged persons accommodation
   - community centre
   - consulting room
   - dwelling
   - educational establishment
   - entertainment venue
   - licensed premises
   - office
   - pre-school
- primary school
- residential flat building
- retirement village
- shop or group of shops
- supported accommodation
- tourist accommodation.

2 Development listed as non-complying is generally inappropriate.

**Form and Character**

3 Development should be consistent with the desired character for the zone.

4 Development should be in accordance with *Concept Plan Map(s) XX/XX*.

5 Residential development (other than residential development in a mixed use building on sites less than 5000 square metres), should achieve a minimum net residential site density of \( X \) dwellings per hectare or as shown on *Concept Plan Map(s) XX/XX* [insert references].

*Conversion note: the minimum net residential site density should be set at a figure that ensures the achievement of strategic targets that are established in structure plans – refer to Technical Information Sheets for advice.*

As a starting point the following minimums should be considered, however, higher minimums are encouraged, choose a number from the range:

<table>
<thead>
<tr>
<th>Policy Area</th>
<th>Minimum net residential site density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boulevard Policy Area X</td>
<td>( X ) (Conversion note: select a number between 100 and 200) dwellings per hectare net</td>
</tr>
<tr>
<td>High Street Policy Area X</td>
<td>( X ) (Conversion note: select a number between 70 and 150) dwellings per hectare net</td>
</tr>
<tr>
<td>Transit Living Policy Area X</td>
<td>( X ) (Conversion note: select a number between 45 and 70) dwellings per hectare net</td>
</tr>
<tr>
<td>Business Policy Area X</td>
<td>No minimum (although medium density residential development is encouraged in this policy area)</td>
</tr>
</tbody>
</table>

OR (Conversion note: express density either in the table or on a Concept Plan)

5 Residential development (other than residential development in mixed use buildings on sites less than 5000 square metres), should achieve a minimum net residential site density in accordance with the following, except where shown on *Concept Plan Map(s) XX/XX* [insert references]:

<table>
<thead>
<tr>
<th>Policy area</th>
<th>Minimum net residential site density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boulevard Policy Area X</td>
<td>( X ) (Conversion note: select a number between 100 and 200) dwellings per hectare net</td>
</tr>
<tr>
<td>High Street Policy Area X</td>
<td>( X ) (Conversion note: select a number between 70 and 150) dwellings per hectare net</td>
</tr>
<tr>
<td>Transit Living Policy Area X</td>
<td>( X ) (Conversion note: select a number between 45 and 70) dwellings per hectare net</td>
</tr>
<tr>
<td>Business Policy Area X</td>
<td>No minimum</td>
</tr>
</tbody>
</table>

6 Vehicle parking should be located to the rear of development or not be visible from public land along the primary road frontage.
Design and Appearance

7 Buildings should maintain a pedestrian scale at street level, and on land identified on Concept Plan Map(s) XX/XX (insert references), should:

(a) include a clearly defined podium or street wall with a maximum building height of X storeys or X metres in height (Conversion note: select a height of between 2 and 3 storeys), or as specified on Concept Plan Map(s) XX/XX (insert references).

(b) have levels above the defined podium or street wall setback a minimum of 2 metres from that wall.

8 Buildings on sites with a frontage greater than 10 metres should be well articulated through variations in forms, materials, openings and colours.

9 Buildings should be designed to:

(a) enable suitable sunlight access to public open space

(b) overlook or orientate towards public open space and defined pedestrian and cycle routes as identified on Concept Plan Map(s) XX/XX (insert references, the words 'as identified on Concept Plan Maps are optional').

10 To maintain sight lines between buildings and the street, and to improve safety through passive surveillance, solid fencing should not be constructed between the front building line and the primary or secondary street.

11 Development should minimise the number of access points onto an arterial road, by providing vehicle access:

(a) from side streets or rear access ways (Conversion note: optional) as identified on Concept Plan Map(s) XX/XX (insert references)

(b) via co-ordinated through-property access rights of way or common rear vehicle parking areas.

12 Vehicle access points on side streets and rear access ways should be located and designed to:

(a) minimise the impacts of headlight glare and noise on nearby residents

(b) avoid excessive traffic flows into residential streets.

Building Envelope

Building Height

13 Except where airport building height restrictions prevail, the interface height provisions require a lesser height, or an alternative maximum building height is shown on Concept Plan Map(s) XX/XX, building heights (excluding any rooftop mechanical plant or equipment) should be consistent with the following parameters:

<table>
<thead>
<tr>
<th>Policy area</th>
<th>Minimum building height</th>
<th>Maximum building height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boulevard Policy Area X</td>
<td>3 storeys, or 4 storeys for land that is directly adjacent to or facing the Adelaide Park Lands (Conversion note: delete irrelevant parts).</td>
<td>10 storeys and up to 40.5 metres (Conversion note: choose relevant height. If several areas are covered in a plan with different building heights, refer to Concept Plan)</td>
</tr>
<tr>
<td>High Street Policy Area X</td>
<td>3 storeys</td>
<td>6 storeys and up to 24.5 metres (Conversion note: may select a higher value)</td>
</tr>
</tbody>
</table>
### Transit Living Policy Area X

<table>
<thead>
<tr>
<th>Policy area</th>
<th>Minimum building height</th>
<th>Maximum building height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transit Living Policy Area X</td>
<td>2 storeys</td>
<td>6 storeys and up to 24.5 metres (Conversion note: choose height over 3 storeys. If several areas are covered in a plan with different building heights, refer to the relevant Concept Plan)</td>
</tr>
</tbody>
</table>

### Business Policy Area X

<table>
<thead>
<tr>
<th>Policy area</th>
<th>Minimum building height</th>
<th>Maximum building height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Policy Area X</td>
<td>2 storeys</td>
<td>6 storeys and up to 24.5 metres (Conversion note: choose height over 3 storeys. If several areas are covered in a plan with different building heights, refer to the relevant Concept Plan)</td>
</tr>
</tbody>
</table>

OR

14 Building heights (excluding any rooftop mechanical plant or equipment) should be in accordance with Concept Plan Map(s) XX/XX (insert references), or as required by the interface height provisions.

Conversion note: express heights on a Concept Plan along with the corresponding height in metres. Be mindful of airport building height restrictions when allocating height limits on a concept plan. If the building height is consistent for the whole zone it can be indicated in the PDC below.

Conversion note: use the urban design methodology to work out the maximum building height requirements and identify gateway precincts where heights may be varied. Maximum heights need to be 4 storeys or greater in this zone and the maximum height in metres should be at least the figure corresponding to the number of storeys as detailed below.

<table>
<thead>
<tr>
<th>Number of storeys</th>
<th>Corresponding building height</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 storeys</td>
<td>8.5m</td>
</tr>
<tr>
<td>3 storeys</td>
<td>12.5m</td>
</tr>
<tr>
<td>4 storeys</td>
<td>16.5m</td>
</tr>
<tr>
<td>5 storeys</td>
<td>20.5m</td>
</tr>
<tr>
<td>6 storeys</td>
<td>24.5m</td>
</tr>
<tr>
<td>7 storeys</td>
<td>28.5m</td>
</tr>
<tr>
<td>8 storeys</td>
<td>32.5m</td>
</tr>
<tr>
<td>9 storeys</td>
<td>36.5m</td>
</tr>
<tr>
<td>10 storeys</td>
<td>40.5m</td>
</tr>
</tbody>
</table>
Interface Height Provisions

14 To minimise building massing at the interface with residential development outside of the zone, buildings should be constructed within a building envelope provided by a 45 degree plane, measured from a height of 3 metres above natural ground level at the allotment boundary of a residential allotment within a residential zone (except where this boundary is a southern boundary or the Primary Road Corridor), as illustrated in Figure 1:

Figure 1

15 To minimise overshadowing of sensitive development outside of the zone, buildings should be constructed within a building envelope provided by a 30 degree plane grading north, measured from a height of 3 metres above natural ground level at the southern zone boundary (Figure 2).

Figure 2
OR

15 To minimise overshadowing of sensitive uses outside of the zone, buildings should ensure that:

(a) north-facing windows to habitable rooms of existing dwellings in adjacent zones receive at least 3 hours of direct sunlight over a portion of their surface between 9.00 am and 3.00 pm on 21 June

(b) ground level open space of existing residential buildings in adjacent zones receive direct sunlight for a minimum of 2 hours between 9.00 am and 3.00 pm on 21 June to at least the smaller of the following:

(i) half of the existing ground level open space

(ii) 35 square metres of the existing ground level pen space (with at least one of the area’s dimensions measuring 2.5 metres).

Conversion note: choose one of the above policies. The second provision provides more flexibility in design and is likely to be less restrictive than the first option.

Setbacks from Road Frontages

16 Buildings (excluding verandas, porticos and the like) should be set back from the primary road frontage in accordance with the following parameters, except where varied by the relevant Concept Plan Map(s) XX/XX (insert reference):

Conversion note: Where there is more than one Primary Road Corridor insert the name of the road and repeat the provision for the second road eg

X metres from the Greenhill Road Primary Road Corridor

X metres from the Unley Road Primary Road Corridor

<table>
<thead>
<tr>
<th>Policy area</th>
<th>Minimum setback from the primary road frontage where it is the Primary Road Corridor as shown on the relevant Concept Plan Map(s) XX/XX (insert references)</th>
<th>Minimum setback from the primary road frontage in all other cases</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boulevard Policy Area X</td>
<td>X metres (Conversion note: select between 3 and 6 metres) from the Primary Road Corridor</td>
<td>X metres (Conversion note: select between 2 and 4 metres) dependent on adjoining zone character, or 'No minimum'</td>
</tr>
<tr>
<td>High Street Policy Area X</td>
<td>No minimum</td>
<td>X metres (Conversion note: select between 2 and 4 metres) dependent on adjoining zone character, or 'No minimum'</td>
</tr>
</tbody>
</table>

OR
50 per cent (Conversion note: select any percentage) of the ground floor of the building should be set back 0 metres from the Primary Road Corridor (Conversion note: use this policy where there is a need for)
South Australian Planning Policy Library  
Version 6  
Zone Section  
Urban Corridor Zone

<table>
<thead>
<tr>
<th>Policy area</th>
<th>Minimum setback from the primary road frontage where it is the Primary Road Corridor as shown on the relevant Concept Plan Map(s) XX/XX (insert references)</th>
<th>Minimum setback from the primary road frontage in all other cases</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transit Living Policy Area X</td>
<td>X metres (Conversion note: select between 0 and 5 metres) from the (Conversion note: insert name) Primary Road Corridor</td>
<td>X metres (Conversion note: select between 2 and 4 metres dependent on adjoining zone character, or 'No minimum')</td>
</tr>
</tbody>
</table>

OR

50 per cent (Conversion note: select any percentage) of the building should be set back X metres (Conversion note: select between 1 and 5 from the (Conversion note: insert name) Primary Road Corridor

Business Policy Area X | No minimum (OR X metres (Conversion note: select between 0 and 5 metres) from the (Conversion note: insert name) Primary Road Corridor (OR 50 per cent (Conversion note: select any percentage) of the ground floor of the building should be set back X metres (Conversion note: select between 1 and 5) from the (Conversion note: insert name) Primary Road Corridor

17 Buildings (excluding verandas, porticos and the like) should be set back from the secondary road frontage or a vehicle access way in accordance with the following parameters:

<table>
<thead>
<tr>
<th>Policy area</th>
<th>Minimum setback from secondary road</th>
<th>Minimum setback from a rear access way</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boulevard Policy Area X</td>
<td>X metres (Conversion note: select between 1 and 3 metres, or use the words 'no minimum')</td>
<td>No minimum where the access way is 6.5 metres or more</td>
</tr>
</tbody>
</table>

OR

Where the access way is less than 6.5 metres in width, the distance equal to the additional width required to make the access way 6.5 metres
### Urban Corridor Zone

#### Minimum setback from secondary road

<table>
<thead>
<tr>
<th>Policy area</th>
<th>Minimum setback from secondary road</th>
<th>Minimum setback from a rear access way</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Street Policy Area X</td>
<td>X metres (Conversion note: select between 1 and 3 metres, or use the words 'no minimum')</td>
<td>As above</td>
</tr>
<tr>
<td>Transit Living Policy Area X</td>
<td>X metres (Conversion note: select between 1 and 5 metres, or use the words 'no minimum')</td>
<td>As above</td>
</tr>
<tr>
<td>Business Policy Area X</td>
<td>X metres (Conversion note: select between 1 and 3 metres, or use the words 'no minimum')</td>
<td>As above</td>
</tr>
</tbody>
</table>

**Other Setbacks**

18 Buildings (excluding verandas, porticos and the like) should be set back in accordance with the following parameters:

<table>
<thead>
<tr>
<th>Policy area</th>
<th>Minimum setback from rear allotment boundary</th>
<th>Minimum setback from side boundaries (where not on a street boundary)</th>
</tr>
</thead>
</table>
| Boulevard Policy Area X           | X (Conversion note: select between 0 and 5 metres) meters where the subject land directly abuts an allotment of a different zone | For allotments with a frontage width of:  
|                                  | X (Conversion note: select between 0 and 3 metres) meters in all other cases, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land. | (a) 20 metres or less:  
|                                  | Or (conversion note: choose the policy above or the policy below) | (i) no minimum  
|                                  |  (ii) no minimum up to a height of X storeys (conversion note: select 1 or 2 storeys) and 3 metres above this height |  
|                                  | (b) For allotments with a frontage width of 21 metres or more, X metres (Conversion note: select between 0 and 3 metres) | |
| High Street Policy Area X         | As above (Conversion note: may need to repeat the above where the variable is different) | No minimum |
| Transit Living Policy Area X      | As above (Conversion note: may need to repeat the above where the variable is different) | For allotments with a frontage width of:  
|                                  | (a) 20 metres or less:  
|                                  | (i) no minimum |  
|                                  |  | |
### Urban Corridor Zone

<table>
<thead>
<tr>
<th>Policy area</th>
<th>Minimum setback from rear allotment boundary</th>
<th>Minimum setback from side boundaries (where not on a street boundary)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Or (conversion note: choose the policy above or the policy below)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(ii) no minimum up to a height of X storeys (conversion note: select 1 or 2 storeys) and 3 metres above this height</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(b) For allotments with a frontage width of 21 metres or more, X metres (Conversion note: select between 0 and 3 metres)</td>
<td></td>
</tr>
</tbody>
</table>

### Business Policy Area X

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Additional building height above maximum allowed height in the zone</th>
<th>Car parking reduction (rounded to the nearest whole number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amalgamation of 2 or more allotments to create a minimum allotment size of 2000 square metres and the 1 storey except within the High Street Policy Area X</td>
<td>10 per cent</td>
<td></td>
</tr>
<tr>
<td>Form of development</td>
<td>Additional building height above maximum allowed height in the zone</td>
<td>Car parking reduction (rounded to the nearest whole number)</td>
</tr>
<tr>
<td>-----------------------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------</td>
<td>------------------------------------------------------------</td>
</tr>
<tr>
<td>provision of side or rear vehicle access</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development which includes more than 15 per cent of dwellings as affordable housing</td>
<td>1 storey</td>
<td>30 per cent</td>
</tr>
<tr>
<td>Site of development located within 200 metres of a fixed public transport stop</td>
<td></td>
<td>30 per cent</td>
</tr>
<tr>
<td>The development includes undercroft and below ground parking with access from a road located to the side or rear of the site</td>
<td>1 storey</td>
<td>10 per cent</td>
</tr>
<tr>
<td>A building including non-residential development on the ground floor (or first 2 floors) with residential development on the floors above</td>
<td>1 storey</td>
<td>10 per cent except on land shown on Overlay Map(s) - Strategic Transport Routes</td>
</tr>
<tr>
<td>A building including a child care facility</td>
<td></td>
<td></td>
</tr>
<tr>
<td>A building including a rooftop garden that occupies a minimum X per cent ( \text{Conversion note: choose 25 per cent or 50 per cent} ) of the building footprint area</td>
<td>1 storey</td>
<td></td>
</tr>
<tr>
<td>Sympathetic redevelopment of a local or State heritage place that retains the item and its appearance to the street</td>
<td></td>
<td>30 per cent</td>
</tr>
<tr>
<td><strong>Maximum accumulated allowance</strong></td>
<td>For buildings 5 storeys or less - 1 storey (and less than 4 metres) additional building height</td>
<td>30 per cent</td>
</tr>
<tr>
<td></td>
<td>For buildings of 6 storeys or more - 2 storeys (and less than 8 metres) additional building height</td>
<td></td>
</tr>
</tbody>
</table>

**Land Division**

20 Land division in the zone is appropriate provided new allotments are of a size and configuration to ensure the objectives of the zone can be achieved.
21 (Conversion note: optional) Streets that provide rear access for vehicles should be created in accordance with Concept Plan Map(s) XXXX (insert references).
Refer to the Map Reference Tables for a list of the maps that relate to this policy area.

OBJECTIVES

1. Medium and high rise development framing the street, including mixed use buildings that contain shops, offices and commercial development at lower floors with residential land uses above.

2. A uniform streetscape edge established through a largely consistent front setback and tall, articulated building façades.

3. Development that does not compromise the transport functions of the road corridor.

4. Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Example (Conversion note: this is an example character statement, it may need to be amended to suit local circumstances)

Development in the policy area will enhance the character of the wide avenue that is uniformly planted with tall trees spaced at regular intervals. The transport function of the road corridor as a strategic transport route will be maintained and pedestrian areas will be enhanced to maximise safety and promote activity in appropriate locations.

Buildings will be medium and high rise to frame, and be proportionate in height to the width of the road. Views to the city/ hills/Park Lands from buildings and from the road will be maintained and considered in the design of development. Buildings will also be set back uniformly from the main road frontage to reinforce the consistent built form façade, provide space for landscaping and pedestrian environment enhancement. Buildings will provide tall walls when viewed from the main road but may be articulated with finer details such as balconies and verandas, and canopies over the ground floor.

Development on key corner sites will enhance the gateway function through the use of taller buildings that provide a strong built form edge and pedestrian scale detailing to both street frontages.

The use of buildings that incorporate podium elements (where higher floors of the building are set back further than ground and lower level floors) may be used to improve air quality through greater air circulation and enhance solar access, privacy and outlook for both the residents of the building and neighbors. Podium buildings that frame the street in proportion to the width of the road are encouraged.

On-site vehicle parking will not be visible from the primary street frontage through the use of design solutions such as locating parking areas behind the front building façade and screening undercroft parking areas with landscaping and articulated screening.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements. This policy area requires the use of a Desired Character Statement to provide detail of the form and style of buildings and spaces between buildings as well as information about how the building should interact with the public realm.

PRINCIPLES OF DEVELOPMENT CONTROL

Land use

1. Development should predominantly comprise mixed use buildings, with non-residential development at the ground / first floor and residential development above, and wholly residential buildings.
Form and Character

Development should be consistent with the desired character for the policy area.

Shops or groups of shops contained in a single building, other than a restaurant, should have a gross leasable area of less than 2000 square metres. *(Conversion note: neighbourhood scale retail activity is anticipated in this policy area. This floor area can be varied based on strategic retail analysis that demonstrates a different figure is appropriate.)*

*Conversion note: optional* The finished ground floor level should be at grade and level with the footpath.

The ground floor of buildings should be built to dimensions including a minimum floor to ceiling height of 4.5 metres to allow for adaptation to a range of land uses including retail, office and residential without the need for significant change to the building.

A minimum of 50 per cent of the ground floor primary frontage of buildings should be visually permeable, transparent or clear glazed to promote active street frontages and maximise passive surveillance.
Business Policy Area X

Refer to the Map Reference Tables for a list of the maps that relate to this policy area.

OBJECTIVES

1. A mixed use business policy area that accommodates a range of commercial and light industrial land uses together with compatible medium and high density residential development.

2. Development that minimises any adverse impacts upon the amenity of the locality within the zone.

3. A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity.

4. Development that contributes to the desired character of the policy area.

DESIRED CHARACTER Example (Conversion note: this is an example character statement, it may need to be amended to suit local circumstances)

This policy area will have a strong employment focus, encouraging the continuation and expansion of retail, office commercial and light industrial uses with supporting medium density residential and shops to support the local workforce’s daily needs.

Development will be varied in form to accommodate a mixture of commercial and business land uses, with residential dwellings located above the ground floor.

Heritage buildings will be adapted, maintaining their heritage qualities with development encouraged to the rear and behind the front façades. Buildings adjacent to heritage buildings will be sympathetic to the heritage nature in their design.

Solid masonry front fencing will be a maximum of 1.2 metres and used to define private and public space.

Parking will be predominantly at the rear of buildings and vehicle access will be from the rear or side rather than the main road, where possible. Some parking at the front of the building on the site is anticipated for short term use. The creation of laneways and shared vehicle access is encouraged.

The footpath will be sheltered with awnings, verandas and similar structures, and street tree planting will provide shade and shelter and soften hard building edges.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements. This policy area requires the use of a Desired Character Statement to provide detail of the form and style of buildings and spaces between buildings as well as information about how the building should interact with the public realm.)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following types of development, or combination thereof, are envisaged in the Business Policy Area and are additional to those identified in the zone:

   - (Conversion note: optional) bulky goods outlet
   - light industry
   - (Conversion note: optional) petrol filling station
   - service industry
   - service trade premises
   - store
   - warehouse.
2 Land uses on the ground floor of buildings should be non-residential.

3 Shops or groups of shops should have a gross leasable area of less than 500 square metres. *(Conversion note: local scale retail activity is anticipated in this policy area. This floor area can be varied based on strategic retail analysis that demonstrates a different figure is appropriate.)*

4 Light industry should comprise high technology and/or research and development related uses.

**Form and Character**

5 Development should be consistent with the desired character for the policy area.

6 *(Conversion note: optional)* Vehicle parking should be predominantly located at the rear or underneath buildings with limited short-term parking located to the front.

7 The ground floor of buildings should be built to dimensions including a minimum floor to ceiling height of 4.5 metres to allow for adaptation to a range of land uses including retail, office and residential without the need for significant change to the building.

8 A minimum of 50 per cent of the ground floor primary frontage of buildings should be visually permeable, transparent or clear glazed to promote active street frontages and maximise passive surveillance.
Refer to the Map Reference Tables for a list of the maps that relate to this policy area.

OBJECTIVES

1. A mix of land uses including retail, office, commercial, community, civic and medium and high density residential development that support the economic vitality of the area.

2. Buildings sited to provide a continuous and consistent built edge with verandas / awnings over the public footpath and an intimate built scale, with fine-grained detailing of buildings in the public realm.

3. An interesting and varied skyline as viewed from the street and afar, provided by modulation in roof forms and the use of parapets.

4. An intimate public realm with active streets created by buildings designed with frequently repeated frontage form and narrow tenancy footprints.

5. A high degree of pedestrian activity and a vibrant street-life with well lit and engaging shop fronts and business displays including alfresco seating and dining facilities and licensed areas.

6. Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Example (Conversion note: this is an example character statement, it may need to be amended to suit local circumstances)

This policy area will encourage the development of a destination that attracts people to its combination of and variety of land uses. Ground floor uses will be non-residential and uses that attract people such as shops, offices and consulting rooms. The appearance of a fine grain subdivision pattern, where allotments are narrow but deep, will be maintained to encourage development that is varied in façade and provides interest at a fine detailed level.

Heritage buildings will be adapted and reused while maintaining their heritage qualities with development encouraged towards the rear and behind the front façades. Buildings adjacent to heritage buildings will be sympathetic to the heritage nature and character in their design while having a modern appearance.

Buildings will provide visual interest to the pedestrian, contain frequent pedestrian entries and clear windows to the street. Buildings will continue the established width, rhythm and pattern of façades that support a variety of tenancies (around 5 every 100 metres) with narrow footprints, while the height of buildings will increase. Buildings will be built with zero set back from the main street, with the occasional section of building set back to create outdoor dining areas, visually interesting building entrances and intimate but active spaces. The footpath will be sheltered with verandas, shelters and the like to enhance the pedestrian experience. Safe, landscaped pedestrian walkways between buildings will encourage permeability to neighbouring streets and enhance the sense of place and identity of the policy area.

Vehicle access will be shared, where possible, and from the rear of buildings. The development of lanes and vehicle access ways for this purpose is encouraged.

On the footpath and at the front façade of developments, landscaping will be small scale or vertical, such as through the use of creepers and greenwalls and in planter boxes on the footpath. Street trees will be provided between parking spaces on the street.

On-site vehicle parking will not be visible from the primary street frontage through the use of design solutions such as locating parking areas behind the front building façade and screening undercroft parking areas with landscaping and articulated screening.
(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements. This policy area requires the use of a Desired Character Statement to provide detail of the form and style of buildings and spaces between buildings as well as information about how the building should interact with the public realm.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use
1. Development should provide continuity of ground floor shops, offices and other non-residential land uses along the road corridor by ensuring the ground floor of buildings is non-residential.

2. Shops or groups of shops contained in a single building, other than a restaurant, should have a gross leasable area of less than 2000 square metres.

(Conversion note: neighbourhood scale retail activity is anticipated in this policy area. This floor area can be varied based on strategic retail analysis that demonstrates a different figure is appropriate.)

Form and Character
3. Development should be consistent with the desired character for the policy area.

4. Pedestrian shelter and shade should be provided over footpaths through the use of structures such as awnings, canopies and verandas.

5. The ground level street frontages of buildings should contribute to the appearance and retail function of the area by providing at least 5 metres or 60 per cent of the street frontage (whichever is greater) as an entry/foyer or display window to a shop (including a café or restaurant) or other community or commercial use which provides pedestrian interest and activation. (Conversion note: area of building containing entry or display window may be altered based on desired character and suitable investigations.)

6. (Conversion note: Optional) The finished ground floor level should be at grade and level with the footpath.

7. The ground floor of buildings should be built to dimensions including a minimum floor to ceiling height of 4.5 metres to allow for adaptation to a range of land uses including retail, office and residential without the need for significant change to the building.

8. A minimum of 50 per cent of the ground floor primary frontage of buildings should be visually permeable, transparent or clear glazed to promote active street frontages and maximise passive surveillance.
Transit Living Policy Area X

Refer to the Map Reference Tables for a list of the maps that relate to this policy area.

OBJECTIVES

1. A medium density residential area supported by local shops, offices and community land uses.

2. A highly varied built streetscape allowing multiple built form design responses that support innovative housing and mixed use development.

3. Development that contributes to the desired character of the policy area.

DESIRED CHARACTER

Example (Conversion note: this is an example character statement, it may need to be amended to suit local circumstances)

This policy area will serve a primarily medium density residential function with local shops, offices and community land uses to support the daily living and working needs of residents. The form of buildings, setbacks and street pattern will vary and make use of site opportunities, provide space for landscaping and good design outcomes. Buildings up to X (Conversion note: insert number of storeys) storeys are anticipated, providing a strong presence to the main road. Behind the main road a variety of building forms will be developed, creating housing opportunity for people of various life stages and accommodating a variety of small businesses. Development will be interspersed with landscaping, particularly behind the main road frontage, to soften the appearance of buildings from the street and reduce heat load in summer.

Vehicle access will be from the side and rear of sites, where possible, and the development of laneways is encouraged. Parking and garages will be located behind the front façade of buildings.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements. This policy area requires the use of a Desired Character Statement to provide detail of the form and style of buildings and spaces between buildings as well as information about how the building should interact with the public realm.

PRINCIPLES OF DEVELOPMENT CONTROL

Land use

1. Shops or groups of shops contained in a single building should have a gross leasable area of less than 500 square metres. (Conversion note: local scale retail activity is anticipated in this policy area. This floor area can be varied based on strategic analysis that demonstrates a different figure is appropriate.)

Form and Character

2. Development should be consistent with the desired character for the policy area.

3. Detached dwellings should take the form and appearance of row dwellings (i.e. constructed to side boundaries) and achieve the desired net residential site density.
PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X – Conditions for Complying Development and Table X/X – Off-street Vehicle Parking Requirements:

(a) change in the use of land, from residential to office on the ground or first floor of a building

(b) change in the use of land, from residential to shop less than 250 square metres on the ground floor of a building.

(Conversion notes:
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying
- dwellings cannot be listed as complying where they are located within high, medium or general bushfire risk areas as shown on Bushfire Protection Area maps or Bushfire Prone Areas in Development Plan).

Non-complying Development

Development (including building work, a change in the use of land or division of an allotment) involving any of the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List).

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industry</td>
<td>Except light industry or service industry where located within the Business Policy Area X</td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>Petrol filling station</td>
<td>Except where located within the Business Policy Area X</td>
</tr>
<tr>
<td>Public service depot</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Service trade premises</td>
<td>Except where located within the Business Policy Area X</td>
</tr>
<tr>
<td>Store</td>
<td>Except where located within the Business Policy Area X</td>
</tr>
<tr>
<td>Transport depot</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td>Except where located within the Business Policy Area X</td>
</tr>
<tr>
<td>Waste reception storage treatment and disposal</td>
<td></td>
</tr>
</tbody>
</table>

Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.
In addition, the following forms of development, or any combination of (except where the development is classified as non-complying), are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement</td>
<td>All forms of development not listed as Category 1</td>
</tr>
<tr>
<td>Aged persons accommodation</td>
<td>Any development listed as Category 1 and located directly adjacent to a different zone that:</td>
</tr>
<tr>
<td>All forms of development that are ancillary and in association with residential development</td>
<td>(a) exceeds maximum height in the Concept Plan Map XX/XX</td>
</tr>
<tr>
<td>Consulting room</td>
<td>(b) exceeds the Building Envelope and Interface Height Provisions.</td>
</tr>
<tr>
<td>Dwelling</td>
<td></td>
</tr>
<tr>
<td>Educational establishment</td>
<td></td>
</tr>
<tr>
<td>Light industry where located within the Business Policy Area X</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Petrol filling station where located within the Business Policy Area X</td>
<td></td>
</tr>
<tr>
<td>Pre-school</td>
<td></td>
</tr>
<tr>
<td>Primary school</td>
<td></td>
</tr>
<tr>
<td>Residential flat building</td>
<td></td>
</tr>
<tr>
<td>Retirement village</td>
<td></td>
</tr>
<tr>
<td>Service industry where located within the Business Policy Area X</td>
<td></td>
</tr>
<tr>
<td>Service trade premises where located within the Business Policy Area X</td>
<td></td>
</tr>
<tr>
<td>Store where located within the Business Policy Area X</td>
<td></td>
</tr>
<tr>
<td>Supported accommodation</td>
<td></td>
</tr>
<tr>
<td>Shop or group of shops located where located within the High Street Policy Area X</td>
<td></td>
</tr>
<tr>
<td>Shop or group of shops with a gross leasable area of 500 square metres or less where located within the X Policy Area X (Conversion note: this figure may be increased or listed differently for different policy areas.)</td>
<td></td>
</tr>
<tr>
<td>Tourist accommodation</td>
<td></td>
</tr>
<tr>
<td>Warehouse where located within the Business Policy Area X</td>
<td></td>
</tr>
</tbody>
</table>
Urban Employment Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

Conversion note: it is envisaged that the Urban Employment Zone may be supported by a Concept Plan that could include:

- a core industrial area
- neighbourhood activity centres
- potential bulky goods areas
- access arrangements
- possible areas for workers’ accommodation

OBJECTIVES

1. A mixed use employment zone that accommodates a range of industrial land uses together with other related employment and business activities that generate wealth and employment for the State.

2. Local activity centres, which include a range of activities including shops, consulting rooms, personal service establishments, child care and training facilities that provide support services for businesses and an expanding workforce.

3. Provision for large floor plate enterprises, such as major logistics and manufacturing plants, high technology and/or research and development related uses, located to take advantage of existing and future road and rail infrastructure.

4. The effective location and management of activities at the interface of industrial/commercial activity with land uses that are sensitive to these operations.

5. A high standard of development which promotes distinctive building, landscape and streetscape design, with high visual and environmental amenity, particularly along arterial roads and the boundaries of adjoining zones.

6. Development that promotes business clusters that provide a range of economic and environmental benefits.

7. (Conversion note: Optional policy) Coordinated and integrated development that:
   
   (a) incorporates high speed information technology and telecommunications facilities and infrastructure
   
   (b) contributes to the improvement of the physical, social and economic conditions of adjoining communities where appropriate.

8. Development that contributes to the desired character of the zone.

DESIRED CHARACTER

Example (Conversion note: this is an example character statement, it may need to be amended to suit local circumstances. The character statement can be located in the policy area only if this is preferred).

This zone provides for the establishment of business clusters that create opportunities for innovation, start up and the growth of new businesses.

Desirable land uses include a wide range of activities that generate employment, focusing on industry and similar activities, together with offices and industry-related educational establishments. Development should also comprise high technology and/or research and development related uses where it is compatible with adjoining uses.
The development of local activity centres accommodating local shops (including cafes and restaurants), consulting rooms, service trade premises, child care facilities, recreation facilities and training facilities is encouraged in the zone to support an expanding workforce and provide support services for business. More sensitive land uses such as educational establishments, child care centres and consulting rooms will be located and designed to ensure that higher impact land uses such as general industry do not undermine the successful operation of any land use. Locations of activity centres are shown on Concept Plan Map(s) XXXX (insert references).

Bulky goods outlets are to primarily occur in a bulky goods node or other local activity centres.

Allotments that adjoin the boundary of another zone where more sensitive land uses are anticipated (e.g. residential development), will be large enough to accommodate design features and siting arrangements that limit impact on the adjoining zone.

Conversion note: include commentary on scenic prominence

Buildings will provide a variation in materials, facade treatments and setbacks rather than appearing as large uniform buildings with blank façades. Outdoor storage areas will also be screened with fencing/structures of varied materials that limit potential for vandalism.

Landscaping will be carefully integrated with built form, ensuring that vegetation is sustainable, drought tolerant, locally indigenous and matched to the scale of development, while also providing a comfortable, pleasant and attractive environment. Car parking areas will include trees to provide shade and enhance visual amenity. The appearance of outdoor storage areas will also be enhanced through landscaping. Landscaping will be carefully designed to minimise opportunity for crime by ensuring passive/active surveillance and minimising places of entrapment.

Water Sensitive Urban Design systems, including the harvest, treatment, storage and reuse of stormwater, will be integrated throughout the area at the neighbourhood, street, site and building level. Harvested stormwater will improve the aesthetic and functional value of open spaces, including public access ways and greenways.

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements. This Zone requires the use of a Desired Character Statement to provide detail of the form and style of buildings and spaces between buildings as well as information about how the building should interact with the public realm. Include building setback provisions here. Include information about negative impacts on adjacent zones at the interface.)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1 The following forms of development, or combination thereof, are envisaged in the zone:

- consulting room
- electricity substation
- fuel depot
- indoor recreation centre
- industry (other than special industry)
- (Conversion note: Optional policy) intermodal rail freight facility
- motor repair station
- office
- petrol filling station
- (Conversion note: Optional policy) pre-school
- prescribed mains
- public service depot
- road transport terminal
- service trade premises
- service industry
- shop or group of shops
- training facility
2 Development listed as non-complying is generally inappropriate.

3 Development should be in accordance with the relevant Concept Plan Map(s) XX/XX (insert references).

4 Development should not impede the operation of established land uses through encroachment, over development of sites or noise/emissions or any other harmful or nuisance-creating impact.

5 Shops or groups of shops (other than bulky good outlets and service trade premises) should serve the local workforce within the zone and have a gross leasable floor area less than:
   (a) 2500 square metres where located in designated local activity centres shown on Concept Plan Map(s) XX/XX (insert references).
   (b) 250 square metres where outside of designated local activity centres (Conversion note: Optional policy) (other than within the Intermodal Policy area, where a minimum of 80 square metres applies).

6 Bulky goods outlets and service trade premises should only be located in the bulky goods node or local activity centres identified on Concept Plan Map(s) XX/XX (insert references).

7 Bulky goods outlets and service trade premises should not have any adverse impacts on heavy vehicle access or freight movements.

8 Restaurants and cafes should only be located in bulky goods outlets or service trade premises that are larger than 2000 square metres, and should have a gross leasable area of 150 square metres or less.

9 Short term workers accommodation or other sensitive uses within the zone should be designed and located to ensure the ongoing operation of any existing activity within the zone is not impeded.

10 Dwellings or residential flat buildings should be either:
   (a) ancillary and in association with industry
   (b) (Conversion note: Optional policy) located in accordance with Concept Plan Map(s) XX/XX (insert references) to minimise land use conflicts.

11 (Conversion note: Optional policy - this policy may be selected where there is an important area of industrial land that should be protected from other land uses). The Core Industry Area as identified on Concept Plan Map(s) XX/XX (insert references) should only be developed for land uses that are ancillary and in association with industry.

Form and Character

12 Development should not be undertaken unless it is consistent with the desired character for the zone.

13 (Conversion note: Optional) Development should be set back at least X (Conversion note: Optional variable) metres from any road frontage.

14 In areas where a uniform street setback pattern has not been established, buildings should be set back in accordance with the following parameters:
15 (Conversion note: optional policy to be selected where there is a residential interface) Building façades facing land zoned for residential purposes should not contain openings or entrance ways that would result in the transmission of noise or light spillage that would adversely affect the amenity of nearby residents.

16 Any plant or equipment with potential to cause an environmental nuisance (including a chimney stack or air-conditioning plant) should be sited as far as possible from adjoining allotments not zoned for employment, and should be designed to minimise its effect on the amenity of the locality.

17 Development should control noise emissions through the use of attenuation devices and sound proofing, particularly activities requiring extended hours of operation.

18 The hours of operation of an activity should not detract from the amenity of any residential area.

19 Within 50 metres of a residential zone boundary:

(a) non-residential development (including loading and unloading activities) should:

(i) demonstrate appropriate acoustic performance

(ii) ensure that all noise sources including machinery, loading, unloading and other service areas on allotments nearest to the residential boundary are located within the building

(b) development should be designed and constructed of a material to ensure noise emissions are minimised within acceptable standards.

20 Development should be adaptable to allow for flexibility of use over time and accommodate multiple uses and shared facilities where practical, including training areas and car parking.

21 (Conversion note: Optional policy) Buildings should not occupy more than 50 percent of the total area of the site upon which they are located, unless it can be demonstrated that stormwater can be harvested, treated, stored and reused on the site of the development to minimise impacts on external stormwater infrastructure.

22 For labour intensive industries where car parking demand exceeds the rates in Table XX/XX – Off Street Vehicle Parking Requirements, the total car parking should be provided at a rate of 0.75 spaces by the number of employees.

23 For non-labour intensive industries, the rates in Table XX/XX – Off Street Vehicle Parking Requirements can be varied having regard to the expected maximum staff and visitor levels.

Land Division

24 Land division should:

(a) create allotments that are of a size and shape suitable for the intended use
(b) be in accordance with the following parameters (except where intended for a specific purpose consistent with the zone provisions and for which a lesser site area requirement can be demonstrated):

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Minimum value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allotment size</td>
<td>$X \ (Conversion\ note:\ Optional\ variable)$ square metres</td>
</tr>
<tr>
<td>Frontage width to a public road</td>
<td>$X \ (Conversion\ note:\ Optional\ variable)$ metres</td>
</tr>
</tbody>
</table>
Refer to the [Map Reference Tables](#) for a list of the maps that relate to this policy area.

**OBJECTIVES**

1. An area accommodating marshalling yards, covered outdoor goods handling areas, large-scale warehousing, railway workshop and road transport terminal activities and associated short term workers accommodation where appropriate.

2. An area in which commodities are received, stored and dispatched in bulk.

3. *(Conversion note: optional)* Development that contributes to the desired character of the policy area.

**DESIRED CHARACTER**

*Example (Conversion note: this is an example character statement, it may need to be amended to suit local circumstances)*

Development within this policy area should provide for the efficient use of the land for intermodal rail freight terminal facilities including marshalling yards, railway workshops and locomotive maintenance activities, covered loading and unloading areas and warehousing for the storage and handling of shipping containers and goods.

Intermodal terminals will include administrative offices accessed separately from the transit area to minimise the interface between visitor and office traffic with heavy vehicles. Overnight accommodation, including food preparation facilities to cater for train crews between shifts, is also envisaged.

The policy area will service movement of freight from throughout the State and interstate and will allow operations on a 24 hour, 7 day per week basis.

Agricultural and horticultural uses currently occurring in the policy area will gradually be replaced by the uses envisaged.

The policy area will be developed in a way that minimises potential amenity impacts on sensitive land uses through the use of appropriate setbacks from key road frontages. Warehouses in the policy area will generally be large in scale, with buildings ranging in size from 7000 to 30 000 square metres. Buildings and structures will also be screened from adjoining areas by landscaping using locally indigenous plant species.

*(Conversion note: refer to the [Guide to Desired Character Statements](#) for advice on preparing Desired Character Statements)*

**PRINCIPLES OF DEVELOPMENT CONTROL**

**Land Use**

1. The following forms of development, or combination thereof, are envisaged in the policy area:

   - electricity substation
   - fuel depot
   - industry (other than special industry)
   - intermodal rail freight facility
   - prescribed mains
   - railway rolling stock servicing facilities
   - road transport terminal
   - shop
   - training facility
   - temporary/overnight workers accommodation (ancillary to intermodal freight terminal facilities)
Facilities for the handling, storage and dispatch of commodities in bulk should be sited, designed and operated to minimise risks of contamination to the environment and adverse impacts on nearby sensitive land uses and from surrounding land uses.

Shops should have a gross leasable area less than 80 (Conversion note: Optional variable) square metres.
Waterfront Industry Policy Area X

Refer to the Map Reference Tables for a list of the maps that relate to this policy area.

OBJECTIVES

1. An area comprising land for harbour facilities, port related industry, ship building and related support industries.

2. Land with direct waterfront developed to accommodate activities which rely upon that water frontage.

DESIRED CHARACTER

(Conversion note: A desired character statement is optional in this Policy Area. Refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development, or combination thereof, are envisaged in the policy area:
   - electricity substation
   - fuel depot
   - industry (other than special industry)
   - office
   - petrol filling station
   - prescribed mains
   - road transport terminal
   - shop or group of shops
   - training facility
   - temporary/overnight workers accommodation (ancillary to intermodal freight terminal facilities)
   - store
   - warehouse.

2. Development should primarily comprise activities involving or ancillary to ship building, ship lifting/launching facilities, wharfing and berthing structures, and other related technology and support industries.
PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

In addition, the following forms of development, or any combination, are designated as complying subject to the conditions contained in Table X/X – Conditions for Complying Development:

(a) light industry
(b) service industry except where located in the Intermodal Policy Area X
(c) service trade premises except where located in the Intermodal Policy Area X
(d) warehouse.

(Conversion notes:
- pursuant to section 35(1a) of the Development Act 1993, development subject to a referral (per section 37 or 37A of the Act) cannot be listed as complying)

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) involving any of the following is non-complying:

(Conversion notes:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the South Australian Planning Policy Library Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement or advertising hoarding</td>
<td>Except where the advertisement or advertising hoarding:</td>
</tr>
<tr>
<td></td>
<td>(a) does not move, rotate or incorporate flashing light(s)</td>
</tr>
<tr>
<td></td>
<td>(b) has no part that projects above the walls or fascia where attached to a building</td>
</tr>
<tr>
<td></td>
<td>(c) covers less than 10 per cent of the total surface area of a wall oriented to a public road or reserve</td>
</tr>
<tr>
<td></td>
<td>(d) does not include bunting, streamers, flags or wind vanes</td>
</tr>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
<tr>
<td>Bulky goods outlet where located within the Intermodal Policy Area X and/or Waterfront Policy Area X (Conversion note: remove irrelevant Policy Area references)</td>
<td>Except for minor alterations and additions within a caravan park or residential park</td>
</tr>
<tr>
<td>Caravan or residential park</td>
<td>Except for:</td>
</tr>
<tr>
<td></td>
<td>(a) short term accommodation that is ancillary to and in association with industry</td>
</tr>
<tr>
<td></td>
<td>(b) (Conversion note: Optional policy – to be adopted where existing dwellings are located in the specified</td>
</tr>
<tr>
<td>Form of development</td>
<td>Exceptions</td>
</tr>
<tr>
<td>---------------------</td>
<td>------------</td>
</tr>
<tr>
<td>Horticulture</td>
<td></td>
</tr>
<tr>
<td>Indoor recreation centre where located within the <strong>Intermodal Policy Area X</strong></td>
<td></td>
</tr>
<tr>
<td>Intensive animal keeping</td>
<td></td>
</tr>
<tr>
<td>Motel</td>
<td></td>
</tr>
<tr>
<td>Motor repair station (<em>Conversion note: Optional policy - choose if applicable to a particular Policy Area</em>).</td>
<td></td>
</tr>
<tr>
<td>Nursing home</td>
<td></td>
</tr>
<tr>
<td>Office located where located within the <strong>Intermodal Policy Area X</strong></td>
<td>Except where:</td>
</tr>
<tr>
<td>Petrol filling station where located within the <strong>Intermodal Policy Area X</strong></td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td></td>
</tr>
<tr>
<td>Prescribed mining operations</td>
<td></td>
</tr>
<tr>
<td>Primary school</td>
<td></td>
</tr>
<tr>
<td>Secondary school</td>
<td></td>
</tr>
<tr>
<td>Service industry where located within the <strong>Intermodal Policy Area X</strong></td>
<td></td>
</tr>
<tr>
<td>Service trade premises where located within the <strong>Intermodal Policy Area X</strong></td>
<td></td>
</tr>
<tr>
<td>Special industry</td>
<td></td>
</tr>
<tr>
<td>Stadium</td>
<td></td>
</tr>
<tr>
<td>Tourist accommodation</td>
<td></td>
</tr>
</tbody>
</table>

*Conversion note: Optional policy – to be adopted where dwellings could be developed in specified location* where part of a mixed use building in a local activity centre.
Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

In addition, the following forms of development, or any combination thereof (except where the development is classified as non-complying), are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>All kinds of development except where the site of the proposed development is located within 60 metres of a Residential Zone or a Mixed Use Zone boundary</td>
<td>Development where the site of the proposed development is located within 60 metres of a Residential Zone or a Mixed Use Zone boundary</td>
</tr>
</tbody>
</table>
Water Protection Zone

Refer to the *Map Reference Tables* for a list of the maps that relate to this zone.

**OBJECTIVES**

1. Protection of surface and underground water resources from pollution, contamination or unsustainable use.

2. Development excluded from the zone where it is liable to contribute to the contamination or pollution of surface and underground water resources or the reduction of aquifer recharge.

3. Extensive areas of locally indigenous plant species established and retained in order to safeguard the catchment and recharge characteristics of the water resource.

4. ((Conversion note: core policy if a desired character statement exists for the zone) Development that contributes to the desired character of the zone).

*(Optional Local Addition) DESIRED CHARACTER*

Click and type .

*(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)*

**PRINCIPLES OF DEVELOPMENT CONTROL**

**Land Use**

1. The following forms of development are envisaged in the zone:
   
   • broadacre cropping
   • grazing.

2. Development listed as non-complying is generally inappropriate.

3. Development should not:
   
   (a) prejudice the protection of the water catchment
   (b) affect the quality and quantity of the catchment’s water resources
   (c) inhibit the potential of the aquifer to recharge
   (d) involve the storage or disposal of hazardous substances
   (e) involve the storage of chemicals in quantities that require a licence under the *Environment Protection Act 1993*
   (f) generate waste of a quantity that affects surface or underground water resources.

4. Land should not be used for farming or horticulture unless the depth to the watertable is greater than 2 metres from the ground surface.
5 Land should not be used for farming or horticulture unless the following issues are considered and addressed:

(a) the risk of pollution or adverse impacts on dependent ecosystems
(b) the risk of any increase in salinity levels of either surface or groundwater supplies
(c) the avoidance of adverse impacts on downstream properties in terms of water flow and discharge of pollutants
(d) the availability of surface and/or sub-surface water required to sustain the proposed activity
(e) the capability of the soil structure and the land to support the proposed activity
(f) avoiding any land prone to water logging or subject to flooding through irrigation
(g) compatibility with land uses on adjacent land
(h) the risk of the watertable falling or rising significantly as a result of excessive irrigation.

6 (Optional: core policy in Development Plans where the Council Area is not covered by a Water Allocation Plan prepared under the Natural Resources Management Act 2004) Diversion or storage dams used for irrigation should be located off-stream, with the storage capacity of the dams not exceeding 50 per cent of the median annual runoff from the allotment.

7 (Optional: core policy in Development Plans where the Council Area is covered by a Water Allocation Plan prepared under the Natural Resources Management Act 2004) Diversion or storage dams used for irrigation should be sited and designed in accordance with the relevant Water Allocation Plan prepared under the Natural Resources Management Act 2004.

Form and Character

8 (Conversion note: core policy if a desired character statement exists for the zone) Development should not be undertaken unless it is consistent with the desired character for the zone.

9 Irrigated areas should not be sited where they may impact upon a watercourse, lake or well.

Land Division

10 Land should not be divided unless to alter the boundaries of an allotment for the purpose of increased primary production efficiency or productivity.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

(Optional) In addition, the following forms of development are designated as complying subject to the conditions contained in Table X/X - Conditions for Complying Development:

- Click and type .

OR
In addition, the following forms of development are designated as complying subject to the complying criteria / conditions as outlined in the table below:

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Complying Criteria / Conditions</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Form of Development</th>
<th>Exceptions</th>
</tr>
</thead>
</table>
| Advertisement and/or advertising hoarding | Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b):  
(a) is adjacent to a road with a speed limit of less than 80 km/h  
(b) has an advertisement area of 2 square metres or less and achieves all of the following:  
(i) the message contained thereon relates entirely to a lawful use of land  
(ii) the advertisement is erected on the same allotment as the use it seeks to advertise  
(iii) the advertisement will not result in more than two advertisements on the allotment. |

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amusement machine centre</td>
<td></td>
</tr>
<tr>
<td>Bus depot</td>
<td></td>
</tr>
<tr>
<td>Caravan Park</td>
<td></td>
</tr>
<tr>
<td>Cemetery</td>
<td></td>
</tr>
<tr>
<td>Commercial forestry</td>
<td></td>
</tr>
<tr>
<td>Community centre</td>
<td></td>
</tr>
<tr>
<td>Consulting room</td>
<td></td>
</tr>
<tr>
<td>Crematorium</td>
<td></td>
</tr>
<tr>
<td>Dairy</td>
<td></td>
</tr>
</tbody>
</table>
| Dwelling | Except where used for the purposes of administering the:  
(a) National Parks and Wildlife Act 1972  
<p>| Educational establishment |  |</p>
<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
</tbody>
</table>
| (Optional) Horticulture involving the growing of olives | Except where the location for the growing of olives achieves (a) and (b):  
|                     | (a) at least 500 metres from all of the following:  
|                     | (i) a national park  
|                     | (ii) a conservation park  
|                     | (iii) a wilderness protection area  
|                     | (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area  
|                     | (b) 50 metres from the edge of a substantially intact stratum of native vegetation 5 hectares or less in area. |
| Horse keeping       |            |
| Hospital            |            |
| Hotel               |            |
| Indoor recreation centre |            |
| Industry            |            |
| Intensive animal keeping |            |
| Land division       | Except where:  
|                     | (a) no additional allotments are created partly or wholly within the zone  
|                     | (b) it results in allotments of greater than \(X\) (optional variable) hectares. |
| Motel               |            |
| Motor repair station |            |
| Nursing home        |            |
| Office              | Except where it achieves at least one of the following:  
|                     | (a) in association with and ancillary to primary production activities  
|                     | (b) used for the purposes of administering the *National Parks and Wildlife Act 1972*. |
| Petrol filling station |            |
| Place of worship    |            |
| Pre-school          |            |
| Prescribed mining operations |            |
| Public service depot |            |
| Residential flat building |            |
| Road transport terminal |            |
| Service trade premises |            |
| Shop                |            |
| Stadium             |            |
### Form of development

<table>
<thead>
<tr>
<th>Stock sales yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stock slaughter works</td>
</tr>
<tr>
<td>Waste reception, storage, treatment or disposal</td>
</tr>
<tr>
<td>Wrecking yard</td>
</tr>
</tbody>
</table>

### Public Notification

Categories of public notification are prescribed in Schedule 9 of the *Development Regulations 2008*.

*(Conversion note: categories of notification will be based on the Development Regulations but Council should consider adding the envisaged developments in PDC 1 as Category 1 or 2 development where appropriate, for example if they would otherwise default to Category 3).*

*(Optional)* Further, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
</table>


Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1. Provision of a safe drinking water supply to Adelaide by improving the quality and quantity of water harvested from the Mount Lofty Ranges Watershed.

2. Protection of unused catchments in the Mount Lofty Ranges Watershed from inappropriate development which may jeopardize their future use for water supply.

3. Development liable to contribute to the pollution or reduction of surface and/or underground water resources excluded from the zone.

4. Extensive areas of native vegetation to safeguard the catchment and recharge characteristics of the water resource.

5. A zone primarily for farming activities on large land holdings that do not pollute water resources.

6. Development that contributes to the desired character of the zone.

DESIRED CHARACTER

The watershed area is of critical importance to South Australia as it provides on average 60 per cent of Adelaide’s water supply. The zone contains catchment areas for existing as well as proposed reservoirs serving metropolitan Adelaide and the surrounding areas. Land within the zone is also used for a range of purposes including living, rural primary production, and conservation.

The quality of water entering existing reservoirs from the catchments is poor and often does not meet established guideline values. This poor water quality has been linked to the cumulative effects of a large number of small pollution sources. The maintenance and enhancement of water quality and prevention of pollution are of the highest priority in this zone. Strict control of development in the watershed is necessary to ensure a continued economic supply of safe drinking water.

(Conversion note: Councils are encouraged to add to the core text in the Desired Character Statement with local relevant information)

(Conversion note: refer to the Guide to Desired Character Statements for advice on preparing Desired Character Statements)

As a guide, councils may wish to focus on the following issues in the Watershed Protection (Mount Lofty Ranges) Zone:

- expansion of natural landscapes and bushland remnants, including increasing native vegetation cover
- continuing rural landscapes comprising large land holdings and low intensity land uses
- new development and associated buildings limited and designed to enhance and blend with the existing natural or rural character, and scenic qualities of landscapes

PRINCIPLES OF DEVELOPMENT CONTROL

1. Development should not adversely affect the quality or quantity of water resources.
Land Use

2 The following forms of development are envisaged in the zone:

- commercial forestry
- grazing
- low intensity farming activity
- small scale winery
- cellar door sales
- small scale restaurant associated with a winery or cellar door sales.

3 Horticulture development should only occur where:

(a) surface and/or subsurface water of sufficient quantity and quality is available to sustain the development
(b) the soil structure and nature of the land are capable of supporting the proposed development
(c) it does not cause an increase in the nutrients, turbidity, pesticides or salinity levels of either surface or groundwater supplies
(d) it is located a minimum distance of 50 metres from the edge of stands of significant native vegetation or native grasses
(e) it is located no closer than 50 metres from a lake, watercourse or wetland.

4 Irrigated horticulture should be designed to ensure that land that is prone to waterlogging or subject to floodwater inundation is not irrigated.

5 Irrigated horticulture should only occur where one or more of the following applies:

(a) there is no risk of the watertable either falling or rising significantly as a result of irrigation associated with the development.
(b) the depth to the watertable is greater than 2 metres from the ground surface.

6 Activities should not be established that produce strong organic, chemical or other intractable wastes (other than wineries, where the risk to water supply is negligible with appropriate management, design and siting).

7 Activities which produce large amounts of wastewater should not be established unless they can be connected to an approved community wastewater management system (other than wineries, where the risk to water supply is negligible with appropriate management, design and siting).

8 Agricultural industries (except wineries) and mineral water extraction and processing plants (except where bottling and packaging of mineral water in non-refillable containers for sale and distribution is to be undertaken) should not be located within an area with 900 millimetres or greater rainfall per year.

9 Development listed as non-complying is generally inappropriate and not acceptable unless it can be demonstrated that it does not undermine the objectives and principles of the Development Plan.

Form and Character

10 Development should not be undertaken unless it is consistent with the desired character for the zone.

11 Development should include revegetation with locally indigenous species to increase the native vegetation cover within the zone.

12 Wineries should only be located on an allotment with a vineyard or adjacent to an allotment with a vineyard.
13 Wineries processing grapes or grape product exceeding the equivalent of a 500 tonne crush per annum should:

(a) not store winery waste water in holding tanks

(b) locate winery waste water treatment equipment, effluent dams, buildings containing wine-making activities or buildings containing bottling activities no closer than 300 metres to:

(i) tourist accommodation (except where it is sited on the same allotment as the winery)

(ii) residential development (except where it is sited on the same allotment as the winery)

(iii) *(Optional)* a zone that includes any of the following wording in its title:

(A) *(List wording of affected zone as per existing plan)*

(B) *(List wording of affected zone as per existing plan).*

14 Winery development should be of a scale that does not result in:

(a) detrimental impacts upon rural landscapes, infrastructure and services

(b) the processing of grapes or grape product exceeding the equivalent of a 2500 tonne crush per annum on an allotment.

15 Winery development (including any accessory and subordinate uses) should be located within the boundary of a single allotment and there should be no more than one winery on an allotment.

16 Winery development should house all structures involving wine-making, wine storage, packaging and bottling within enclosed buildings.

17 Wineries should be sited as follows:

(a) a minimum of 300 metres from a:

(i) watercourse, where a watercourse is identified as a blue line on a 1:50 000 current series Government standard topographic map or where there is observed a clearly defined bed and banks and where water flows at any time

(ii) dam (but not including an effluent dam), bore or well

other than where an associated spill retention basin(s) is constructed, in which circumstances the setback can be reduced to 50 metres,

(b) not within areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters

(c) on land with a slope less than 20 per cent (1-in-5).

18 Wineries incorporating a spill retention basin(s), for the purposes of reducing the setback to a watercourse, dam, bore or well, should site and design the basins(s):

(a) on the same allotment as the winery

(b) in close proximity to the wine-making, wine storage and waste water treatment facilities

(c) to minimise the risk of spills entering a downhill:
(i) watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks and where water flows at any time

(ii) dam (but not including an effluent dam), bore or well

(d) to capture at least 120 per cent of the aggregate volume of juice, wine, brine and un-treated waste water of the associated winery, which can be contained or produced at any one time during the peak of vintage

(e) to be impervious

(f) to minimise the interception of any natural or artificial stormwater flow.

19 Wineries involving the on-site treatment and disposal of waste water should:

(a) connect to a system capable of treating the winery waste water to a biological oxygen demand (BOD) of less than 100 milligrams per litre before it is stored in the open for more than 48 hours

(b) dispose the treated winery waste water to a suitable irrigation field

(c) mound the irrigation field in a manner that would direct excess effluent runoff to a spill retention basin(s) and minimise the potential for treated waste water to enter:

   (i) an adjacent allotment

   (ii) public land

   (iii) a watercourse, where a watercourse is identified as a blue line on a 1:50 000 current series Government standard topographic map or where there is observed a clearly defined bed and banks and where water flows at any time

   (iv) a dam (but not including an effluent dam), bore or well.

20 Winery waste water holding tanks should:

(a) have a total storage capacity of more than four days total flow during the peak of vintage

(b) be contained within an impervious, bunded area having a total liquid holding capacity of more than 120 per cent of the total holding tank capacity.

21 Wineries should:

(a) incorporate all-weather on-site parking (including for commercial vehicles) with safe and convenient access for staff and visitors

(b) utilise existing buildings except where a new building would minimise detrimental environmental impacts

(c) process primary produce that is grown within the Mount Lofty Ranges Region and sell goods manufactured and produced by the industry

(d) enhance the rural/agricultural character and/or heritage features and tourist activities of the Mount Lofty Ranges Region.

22 Wineries should not:

(a) necessitate significant upgrading of public infrastructure including roads and other utilities, unless upgrading would be required through normal maintenance or was imminent due to growth in demand in the locality
(b) generate traffic beyond the capacity of roads necessary to service the development

(c) result in traffic volumes that would be likely to adversely alter the character and amenity of the locality

(d) generate significant additional traffic noise or other nuisance which would detract from resident's or other land holder's enjoyment of the locality

(e) generate noise of greater than 40 decibels during the hours of 10.00 pm to 7.00 am and 47 decibels between 7.00 am to 10.00 pm respectively as measured at the nearest neighbouring dwelling or boundary of a vacant allotment.

23 Restaurants should:

(a) be established on the same allotment as, and be visually associated with a winery or shop where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product

(b) not result in more than 75 seats for customer dining purposes on the allotment

(c) not result in a gross leasable area of greater than 25 square metres for the display and sale of any non-beverage or non-food items on the allotment.

24 Cellar door sales outlets should:

(a) be established on the same allotment as a winery

(b) primarily sell and offer the tasting of wine that is produced within the Mount Lofty Ranges Region

(c) not result in a gross leasable area of greater than 25 square metres for the display and sale of any non-beverage or non-food items on the allotment

(d) not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales (and this includes any retail sale of non-beverage or non-food items).

25 Shops where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product should:

(a) be established on the same allotment as a vineyard, where the vineyard should be at least 0.5 hectares

(b) primarily sell and offer the tasting of wine that is produced within the Mount Lofty Ranges Region

(c) not result in a gross leasable area of greater than 25 square metres for the display and sale of any non-beverage or non-food items on the allotment

(d) not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales (and this includes any retail sale of non-beverage or non-food items).

26 Restaurants, cellar door sales outlets and shops where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee's own product should:

(a) not be sited:

(i) within areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters

(ii) on land with a slope more than 20 per cent (1-in-5)
(b) be setback a minimum of 25 metres from any bore, well or watercourse, where a watercourse is identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks where water flows at any time and includes all:

(i) dams or reservoirs that collect water flowing in a watercourse

(ii) lakes through which water flows

(iii) channels into which water has been diverted

(iv) any known underground seepage condition

(c) be setback a minimum of 50 metres from a road other than where occupying a local or state heritage listed building

(d) not result in ribbon development along roads

(e) maintain a clear delineation between urban and rural development.

Land Division

27 Land division should only occur if no additional allotments are created wholly or partly in the zone and where one or more of the following applies:

(a) the proposal is for a minor readjustment of allotment boundaries to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures

(b) the proposal is to alter the boundaries of an allotment in order to improve the management of the land for the purpose of primary production and/or the conservation of natural features.

28 Land should not be divided, nor allotment boundaries rearranged when the proposal is likely to result in an increased risk of pollution of surface or underground waters.
Barossa Exclusion Policy Area X

Refer to the Map Reference Tables for a list of maps that relate to this policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. Wineries should not be established.

2. Restaurants, cellar door sales outlets and shops where the tasting of wine and retail sale of wine are the predominant activities should not be established.

(Conversion note: procedure matters relating to this policy area are listed in the parent zone.)
Watershed Priority Policy Area X

Refer to the Map Reference Tables for a list of the maps that relate to this policy area.

PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1  Wineries should only be established where at least one of the following applies:

   (a) the processing of grapes or grape product is less than the equivalent of a 250 tonne crush per annum

   (b) the method of wastewater disposal is by means of a mains sewerage or common effluent scheme.

2  Restaurants should only be established where connected to a mains sewerage or common effluent scheme.

(Converson Note: procedure matters relating to this policy area are listed in the parent zone.)
PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

(Conversion note:
- consider whether alterations or additions to existing non-complying development are appropriate exceptions
- when making local additions, terminology should be consistent with the Better Development Plan Terminology List)

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>All forms of development</td>
<td>Complying Development as prescribed in schedule four of the Development Regulations 2008</td>
</tr>
</tbody>
</table>

Advertisement and/or advertising hoarding where the development achieves at least one of (a) or (b):

(a) is adjacent to a road with a speed limit of less than 80 km/h
(b) has an advertisement area of 2 square metres or less and achieves all of the following:
   (i) the message contained thereon relates entirely to a lawful use of land
   (ii) the advertisement is erected on the same allotment as the use it seeks to advertise
   (iii) the advertisement will not result in more than two advertisements on the allotment.

Agricultural industry (except wineries), including an ancillary area for sale and display of produce, that achieves all of the following criteria:

(a) at least one of the following activities associated with the processing of primary produce takes place:
   (i) washing
   (ii) grading
   (iii) processing (including bottling)
   (iv) packing or storage
(b) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 250 square metres per allotment with a maximum building area of no greater than 150 square metres, including a maximum area of 50 square metres for sale and display of goods manufactured in the industry
(c) the industry, including any ancillary uses, is located within the boundary of a single allotment
(d) there is no more than one industry located on an allotment
(e) the industry is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such waters
(f) the industry is connected to an approved effluent disposal scheme or an on-site wastewater treatment and disposal system
(g) the industry effluent system and any disposal areas are located within the allotment of the development
(h) the industry is not located in any of the following areas:
   (i) within a 900 millimetres or greater rainfall per year area
   (ii) on land with a slope greater than 20 per cent (1-in-5)
   (iii) on land that is classified as being poorly drained or very poorly drained
Form of development | Exceptions
--- | ---
(iv) within 50 metres of any bore, well or water course  
(v) within 800 metres of the high water level of a public water supply reservoir  
(i) the industry does not have septic tank and subsurface soakage field or disposal area or any other wastewater treatment facility located on land subject to inundation by a 1-in-10 year average return interval flood event.

Alterations and/or additions to an existing dwelling where (a) or (b) applies:
(a) the extension does not exceed 50 per cent of the floor area of the existing dwelling  
(b) the extension exceeds 50 per cent of the floor area of the existing dwelling, and complies with the following criteria:  
(i) it is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters  
(ii) it is to be connected to an approved waste treatment system  
(iii) it does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse  
(iv) it does not have a wastewater disposal area located on any land with a slope greater that 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1

2 metres  
(v) it does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event  
(vi) it is sited at least 25 metres from any watercourse.

Carport

Cellar door sales outlet (Core for Barossa Development Plan) outside the Barossa Exclusion Policy Area X where:
(a) the tasting of wine and retail sale of wine are the predominant activities;  
(b) it does not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales on the allotment (and this includes any retail sale of non-beverage or non-food items);  
(c) the method of waste water disposal does not involve the storage of wastewater in holding tanks;  
(d) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time; and  
(e) no part of the development is undertaken in areas subject to inundation by 1-in-100-year average flood or sited on land fill that would interfere with the flow of such flood waters.

Commercial forestry

Community centre

Dairy

Detached dwelling:
(a) where there is no habitable dwelling existing on the same allotment (apart from a State or local heritage place used as a tourist accommodation facility for up to ten guests)  
(b) where no valid planning authorisation to erect a dwelling on that
South Australian Planning Policy Library Version 6
Zone Section
Watershed Protection (Mount Lofty Ranges) Zone

Form of development

<table>
<thead>
<tr>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>allotment exists</td>
</tr>
<tr>
<td>(c) where no other application for development authorisation is being made or has been made and is not yet determined for a dwelling on that allotment</td>
</tr>
<tr>
<td>(d) where it will not be located on land subject to inundation by a 1-in-100 year average return interval flood event or on land fill which would interfere with the flow of such flood waters</td>
</tr>
<tr>
<td>(e) is to be connected to an approved waste treatment system</td>
</tr>
<tr>
<td>(f) does not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse</td>
</tr>
<tr>
<td>(g) does not have a wastewater disposal area located on any land with a slope greater that 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres</td>
</tr>
<tr>
<td>(h) does not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 10 year return period flood event</td>
</tr>
<tr>
<td>(i) is sited at least 25 metres from any watercourse.</td>
</tr>
</tbody>
</table>

Farming

Farm building

Fire station

Horticulture where:

(a) surface and/or subsurface water of sufficient quantity and quality is available to sustain the development |
(b) the soil structure and nature of the land are capable of supporting the proposed development |
(c) it does not cause an increase in the nutrients, turbidity, pesticides or salinity levels of either surface or groundwater supplies |
(d) (Optional) the growing of olives is not located within 500 metres of: |
   (i) a national park |
   (ii) a conservation park |
   (iii) a wilderness protection area |
   (iv) the edge of a substantially intact stratum of native vegetation greater than 5 hectares in area |
(e) (Optional) the growing of olives is not located within 50 metres of the edge of a substantially intact stratum of native vegetation 5 hectares or less in area.

Land division where:

(a) no additional allotments are created either partly or wholly within the zone |
(b) each resulting allotment provides a suitable site for a detached dwelling which complies with the following criteria: |
   (i) is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters |
   (ii) be connected to an approved waste treatment system |
   (iii) not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse |
   (iv) not have wastewater disposal area located on any land with a slope greater that 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres |
   (v) not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average flood event.
### Form of development

<table>
<thead>
<tr>
<th>Exception</th>
</tr>
</thead>
<tbody>
<tr>
<td>return interval floor event</td>
</tr>
<tr>
<td>(vi) is sited at least 25 metres from any watercourse.</td>
</tr>
</tbody>
</table>

### Exceptions

Mineral water extraction and processing plant which may include ancillary activities of administration and sale or promotion of mineral water product where:

- (a) at least one of the following activities associated with the extraction and processing of mineral water takes place:
  - (i) extraction
  - (ii) bottling
  - (iii) packaging
  - (iv) storage
  - (v) distribution
- (b) the total combined area for any one or any combination of these activities (including ancillary activities) does not exceed 450 square metres per allotment with a maximum building area of no greater than 250 square metres, including a maximum area of 50 square metres for sale and display of goods manufactured in the industry
- (c) the industry, including any ancillary uses, is located within the boundary of a single allotment
- (d) there is no more than one industry located on an allotment
- (e) the industry is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or sited on land fill which would interfere with the flow of such flood waters
- (f) the industry is connected to an approved sewage effluent disposal scheme or an on-site wastewater treatment and disposal system
- (g) the industry effluent system and any effluent drainage field are located within the allotment of the development
- (h) the building for bottling/packaging of mineral water for sale and distribution in refillable containers is not located:
  - (i) within a 900 millimetres or greater rainfall per year area
  - (ii) on land with a slope greater than 20 per cent (1-in-5)
  - (iii) on land that is classified as being poorly drained or very poorly drained
  - (iv) within 50 metres of any bore, well or watercourse
  - (v) within 800 metres of the high water level of a public water supply reservoir
- (i) the industry does not have a septic tank or any other wastewater treatment facility located on land subject to inundation by a 1-in-10 year average return interval flood event.

---

**Outbuilding**

**Pergola**

**Recreation area including associated buildings and facilities.**

**Restaurant** *(Core where the Development Plan contains Policy Area 1 located outside of Policy Area 1) (Core for the Barossa Development Plan: located outside of the Barossa Exclusion Policy Area X)* where:

- (a) it is located on the same allotment as a winery or a shop where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee’s own product
- (b) the method of waste water disposal does not involve the storage of waste water in holding tanks
- (c) it does not result in more than 75 seats for customer dining purposes on the allotment
- (d) the development is setback at least 25 metres from a bore, well or
### Form of development

<table>
<thead>
<tr>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>- watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time</td>
</tr>
<tr>
<td>- no part of the development is under taken in areas subject to inundation by a 1-in-100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters.</td>
</tr>
</tbody>
</table>

(Core where the Development Plan contains Policy Area 1) Restaurant where located within the Policy Area 1 where:

- (a) it is located on the same allotment as a winery or a shop where the tasting of wine and retail sale of wine are the predominant activities and where the sale of wine is limited to that which is uniquely the licensee’s own product
- (b) the method of waste water disposal is by means of a mains sewerage or common effluent scheme
- (c) it does not result in more than 75 seats for customer dining purposes on the allotment
- (d) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time
- (e) no part of the development is undertaken in areas subject to inundation by a 1-in-100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters.

Shop (Core for the Barossa Development Plan: outside of the Barossa Exclusion Policy Area X) where:

- (a) the tasting of wine and retail sale of wine are the predominant activities
- (b) the sale and tasting of wine is limited to that which is uniquely the licensee’s own product
- (c) it is established on the same allotment as a vineyard, where the vineyard is at least 0.5 hectares
- (d) it does not result in a gross leasable area of greater than 250 square metres for wine tasting and retail sales on the allotment (and this includes any retail sale of non-beverage or non-food items)
- (e) the method of waste water disposal does not involve the storage of wastewater in holding tanks
- (f) the development is setback at least 25 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time
- (g) no part of the development is undertaken in areas subject to inundation by 1-in-100 year average return interval flood or sited on land fill that would interfere with the flow of such flood waters.
- (h) (Core for Barossa Development Plan) it is setback at least 50 metres from roads other than where occupying a state or local heritage listed building.

Telecommunications facility below 30 metres in height

Tourist accommodation and ancillary uses that achieves one of the criteria (a) to (c), and all of the criteria (d) to (j):

- (a) within part of or as an extension to a dwelling or lawful tourist accommodation existing as at 14 September 1990, and where up to eight guests are accommodated in hosted accommodation
- (b) wholly within a dwelling or lawful tourist accommodation existing as at 14 September 1990, and where up to ten guests are accommodated in non-hosted accommodation
Form of development | Exceptions
---|---
(c) wholly within or within part of or as an extension to a State or local heritage place (which may be in association with a new or existing dwelling) and where no more than thirty guests are accommodated on a single allotment and where no other habitable building erected after 21 September 2000 exists
(d) is not located in areas subject to inundation by a 1-in-100 year average return interval flood event or situated on land fill which would interfere with the flow of such flood waters
(e) be connected to an approved waste treatment system
(f) not have any part of a septic tank effluent drainage field or any other wastewater disposal area (eg irrigation area) located within 50 metres of a watercourse and when accommodating eleven guests or more any effluent generated is not disposed onto land:
(i) in a high rainfall zone (>900 millimetres/year)
(ii) within 200 metres of a major watercourse (3rd or higher order)
(g) not have a wastewater disposal area located on any land with a slope greater than 20 per cent (1-in-5), or depth to bedrock or seasonal or permanent watertable less than 1.2 metres
(h) not have a septic tank or any other wastewater treatment facility located on land likely to be inundated by a 1-in-10 year average return interval flood event
(i) is sited at least 25 metres from any watercourse
(j) has an approved secure, potable water supply that can provide at least 125 litres per person per day (including staff).

Tourist park within the Caravan and Tourist Park Policy Area X.

Veranda

Winery (Core where the Development Plan contains Policy Area 1 located outside of the Policy Area 1)(Core for Barossa Development Plan: located outside of the Barossa Exclusion Policy Area X) where:
(a) it includes at least one of the following activities associated with the making of wine:
(i) grape crushing
(ii) juice fermentation
(iii) wine maturation
and may include one or more of the following as accessory and subordinate activities:
(iv) administration
(v) bottling
(vi) packaging
(vii) storage of wine
(viii) waste water treatment, storage and disposal
(b) if the processing of grapes or grape products exceeds the equivalent of a 500 tonne crush per annum, the method of waste water disposal does not involve the storage of waste water in holding tanks
(c) the development is setback at least 50 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time
(d) no part of the development is undertaken in areas subject to inundation by 1-in-100 year average return interval flood or sited on land fill which would interfere with the flow of such flood waters
(e) all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.

(Core where the Development Plan contains Policy Area 1) Winery where located within the Policy Area 1 where:
Form of development | Exceptions
--- | ---
(a) it includes at least one of the following activities associated with the making of wine:
   (i) grape crushing
   (ii) juice fermentation
   (iii) wine maturation
   and may include one or more of the following as accessory and subordinate activities:
   (iv) administration
   (v) bottling
   (vi) packaging
   (vii) storage of wine
   (viii) waste water treatment, storage and disposal (where the processing of grapes or grape product does not exceed the equivalent of a 250 tonne crush per annum)
(b) at least one of the following applies:
   (i) the processing of grapes or grape product does not exceed the equivalent of a 250 tonne crush per annum
   (ii) the proposed method of waste water disposal is by means of a mains sewerage or common effluent disposal scheme
(c) the development is setback at least 50 metres from a bore, well or watercourse identified as a blue line on a current series 1:50 000 Government standard topographic map or where there is observed a clearly defined bed and banks in which water may flow at any time
(d) no part of the development is undertaken in areas subject to inundation by 1-in-100 year average return interval flood or sited on land fill which would interfere with the flow of such flood waters
(e) all structures involving wine-making, wine storage, packaging and bottling are housed within enclosed buildings.

Water storage tank except dam.

Public Notification
Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

Further, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
</table>
| Cellar door sales outlet (except when non-complying) | Dwelling (except when non-complying) where:
<p>| | (a) it is to be established adjacent to an allotment that contains a lawfully existing winery processing grapes or grape products exceeding the equivalent of a 500 tonne crush per annum, or |
| | (b) it is to be established within 300 metres of any winery wastewater treatment equipment, effluent dam, building containing wine-making activities, and buildings containing bottling activities associated with a lawfully existing winery processing grapes or grape products exceeding the equivalent of a 500 tonne |</p>
<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>crush per annum.</td>
</tr>
<tr>
<td>Restaurant (except when non-complying).</td>
<td></td>
</tr>
<tr>
<td>Shop (except when non-complying) where:</td>
<td></td>
</tr>
<tr>
<td>(a) the tasting of wine and retail sale of wine</td>
<td></td>
</tr>
<tr>
<td>are the predominant activities</td>
<td></td>
</tr>
<tr>
<td>(b) the sale and tasting of wine is limited to</td>
<td></td>
</tr>
<tr>
<td>that which is uniquely the licensee’s own</td>
<td></td>
</tr>
<tr>
<td>product</td>
<td></td>
</tr>
<tr>
<td>(c) it is established on the same allotment</td>
<td></td>
</tr>
<tr>
<td>as a vineyard, where the vineyard is at</td>
<td></td>
</tr>
<tr>
<td>least 0.5 hectares.</td>
<td></td>
</tr>
<tr>
<td>Winery (except when non-complying) processing</td>
<td></td>
</tr>
<tr>
<td>grapes or grape product less than the</td>
<td></td>
</tr>
<tr>
<td>equivalent of a 500 tonne crush per annum.</td>
<td></td>
</tr>
<tr>
<td>Winery (except when non-complying) where:</td>
<td></td>
</tr>
<tr>
<td>(a) the processing of grapes or grape</td>
<td></td>
</tr>
<tr>
<td>product exceeds the equivalent of a 500</td>
<td></td>
</tr>
<tr>
<td>tonne crush per annum</td>
<td></td>
</tr>
<tr>
<td>(b) winery waste water treatment equipment,</td>
<td></td>
</tr>
<tr>
<td>buildings containing wine-making activities</td>
<td></td>
</tr>
<tr>
<td>and buildings containing bottling</td>
<td></td>
</tr>
<tr>
<td>activities are located at least 300</td>
<td></td>
</tr>
<tr>
<td>metres from:</td>
<td></td>
</tr>
<tr>
<td>(i) tourist accommodation (except where</td>
<td></td>
</tr>
<tr>
<td>it is sited on the same allotment as the</td>
<td></td>
</tr>
<tr>
<td>winery)</td>
<td></td>
</tr>
<tr>
<td>(ii) residential development (except where</td>
<td></td>
</tr>
<tr>
<td>it is sited on the same allotment as the</td>
<td></td>
</tr>
<tr>
<td>winery)</td>
<td></td>
</tr>
<tr>
<td>(iii) (Optional) a zone that includes any</td>
<td></td>
</tr>
<tr>
<td>of the following wording in its title:</td>
<td></td>
</tr>
<tr>
<td>(A) (List wording of affected zone as per</td>
<td></td>
</tr>
<tr>
<td>existing plan)</td>
<td></td>
</tr>
<tr>
<td>(B) (List wording of affected zone as per</td>
<td></td>
</tr>
<tr>
<td>existing plan)</td>
<td></td>
</tr>
</tbody>
</table>
Table Section
### Table X/X - Conditions for Complying Development

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Complying criteria / conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Within the Urban Employment Zone:</strong></td>
<td></td>
</tr>
<tr>
<td>(a) light industry</td>
<td>1. The development does not involve an activity of environmental significance or major environmental significance identified in Schedules 21 and 22 of the Development Regulations 2008.</td>
</tr>
<tr>
<td>(b) service industry except where it is located within the <strong>Intermodal Policy Area X</strong></td>
<td>2. The development does not require referral pursuant to Section 37 of the Development Act 1993.</td>
</tr>
<tr>
<td>(c) service trade premises except where it is located within the <strong>Intermodal Policy Area X</strong></td>
<td>3. The development site is greater than 60 metres from the nearest residential zone boundary.</td>
</tr>
<tr>
<td>(d) warehouse.</td>
<td>4. All vehicles able to access/egress the site in a forward direction.</td>
</tr>
<tr>
<td></td>
<td>5. A site coverage of less than 50 per cent.</td>
</tr>
<tr>
<td></td>
<td>6. Building height does not exceed airport building heights shown on Overlay Map - Development Constraints and is no greater than 12 metres.</td>
</tr>
<tr>
<td></td>
<td>7. Building setback in accordance with the following:</td>
</tr>
<tr>
<td></td>
<td>(a) buildings up to a height of 6 (Conversion note: Optional variable) metres sited at least 8 (Conversion note: Optional variable) metres from the primary street alignment</td>
</tr>
<tr>
<td></td>
<td>(b) buildings exceeding a height of 6 (Conversion note: Optional variable) metres sited at least 10 (Conversion note: Optional variable) metres from the primary street alignment</td>
</tr>
<tr>
<td></td>
<td>(c) 3 (Conversion note: Optional variable a range of 3-4 may be selected) metres from the secondary street frontage.</td>
</tr>
<tr>
<td></td>
<td>8. Landscaping comprises:</td>
</tr>
<tr>
<td></td>
<td>(a) an area of not less than 10 per cent of the site</td>
</tr>
<tr>
<td></td>
<td>(b) a landscaped setback area of more than 3 metres wide along any street boundary, except where a building is setback a lesser distance from any street boundary in which case the intervening setback is landscaped.</td>
</tr>
<tr>
<td></td>
<td>(c) a mix of species expected to grow to less than 0.5 metres in height and species expected to grow with clear stems to 2 metres height and with the canopy above.</td>
</tr>
<tr>
<td></td>
<td>9. A clearance of not less than 3 metres being provided for access purposes between any structure and one side boundary of the site.</td>
</tr>
<tr>
<td></td>
<td>10. Off-street vehicle parking and specifically marked disabled parking provided at the rate detailed in <a href="#">Table X/X - Off Street Vehicle Parking Requirements</a>.</td>
</tr>
<tr>
<td></td>
<td>11. All buildings, including the associated filling of land, are sited, designed and constructed to prevent the entry of floodwaters in a 1-in-100 year average return interval flood event.</td>
</tr>
<tr>
<td></td>
<td>12. Areas used for the loading or unloading of materials or for the storage of chemicals and materials used in industrial operations and processes are to incorporate bunding or</td>
</tr>
<tr>
<td>Form of development</td>
<td>Complying criteria / conditions</td>
</tr>
<tr>
<td>---------------------</td>
<td>---------------------------------</td>
</tr>
<tr>
<td></td>
<td>containment facilities that:</td>
</tr>
<tr>
<td></td>
<td>(a) prevent the entry of external stormwater</td>
</tr>
<tr>
<td></td>
<td>(b) contain any spilt materials from entering the stormwater system</td>
</tr>
<tr>
<td>13</td>
<td>All loading and/or unloading of vehicles to occur within the boundaries of the site.</td>
</tr>
<tr>
<td>14</td>
<td>All outside loading and unloading and goods storage areas should be screened by solid fencing or dense screen landscaping</td>
</tr>
<tr>
<td>15</td>
<td>All stormwater drainage is retained and treated on-site or connected to an approved stormwater management scheme.</td>
</tr>
<tr>
<td>16</td>
<td>Waste collection and storage areas provided which are:</td>
</tr>
<tr>
<td></td>
<td>(a) screened and separated from adjoining areas</td>
</tr>
<tr>
<td></td>
<td>(b) located a minimum of X (Conversion note: Optional variable) metres from an allotment containing a sensitive use</td>
</tr>
<tr>
<td></td>
<td>(c) designed to ensure that wastes do not contaminate stormwater or enter the stormwater collection system.</td>
</tr>
<tr>
<td>17</td>
<td>The development comprises a maximum of two advertising displays, each of which does not exceed 2 square metres, is located below the parapet of a building or if free standing is less than 3 metres in height and where the signage element (when installed) does not encroach upon the public road reserve.</td>
</tr>
<tr>
<td>18</td>
<td>A maximum of one pylon sign per site that:</td>
</tr>
<tr>
<td></td>
<td>(i) has a maximum height of 6 metres</td>
</tr>
<tr>
<td></td>
<td>(ii) has a maximum area of 8 square metres</td>
</tr>
<tr>
<td></td>
<td>(iii) is located between the building and the front property boundary</td>
</tr>
<tr>
<td>19</td>
<td>A maximum of one freestanding directory sign per site that:</td>
</tr>
<tr>
<td></td>
<td>(i) has a maximum height of 3 metres</td>
</tr>
<tr>
<td></td>
<td>(ii) has a maximum length of 6 metres</td>
</tr>
<tr>
<td>20</td>
<td>A maximum of one flush wall sign per site that:</td>
</tr>
<tr>
<td></td>
<td>(i) has a maximum area of 8 square metres</td>
</tr>
<tr>
<td></td>
<td>(ii) is erected on the building facade.</td>
</tr>
<tr>
<td>21</td>
<td>Fencing exceeding 2.1 metres in height (including colour–coated wire mesh fencing) adjacent to public roads should be set back in one of the following ways:</td>
</tr>
<tr>
<td></td>
<td>(a) in-line with the building façade</td>
</tr>
<tr>
<td></td>
<td>(b) behind the building line</td>
</tr>
<tr>
<td></td>
<td>(c) behind a landscaped area that softens its visual impact.</td>
</tr>
</tbody>
</table>
### Table X/X - Building Setbacks from Road Boundaries

<table>
<thead>
<tr>
<th>Road Boundary</th>
<th>Setback distance from road boundary (metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The following vehicle parking requirements apply to development specifically in Mixed Use and Corridor Zones. (Conversion note: These figures are optional and may be varied based on supporting investigations providing the figures do not undermine the intent of the zones):

1. In mixed use buildings, the provision of vehicle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the site.

2. Residential development, in the form of residential flat buildings and residential development in multi-storey buildings should provide vehicle parking in accordance with the following rates:

<table>
<thead>
<tr>
<th>Location of development within the zone</th>
<th>Number of required vehicle parking spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Rate for each dwelling based on number of bedrooms per dwelling</td>
</tr>
<tr>
<td>Core Area/Whole of the Urban Corridor Zone</td>
<td>0.25 per studio (no separate bedroom)</td>
</tr>
<tr>
<td></td>
<td>0.75 per 1 bedroom dwelling</td>
</tr>
<tr>
<td></td>
<td>1 per 2 bedroom dwelling</td>
</tr>
<tr>
<td></td>
<td>1.25 per 3+ bedroom dwelling</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Transition Area/Any other area not designated within the Urban Core Zone or Suburban Activity Node Zone</th>
<th>Number of required vehicle parking spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Conversion note: The optional car parking requirements specified here for Transition Areas and those areas not designated may be reduced to be consistent with those specified for the Core Areas provided they are justified by any relevant supporting investigations)</td>
<td>Rate for each dwelling based on number of bedrooms per dwelling</td>
</tr>
<tr>
<td></td>
<td>0.5 per studio (no separate bedroom)</td>
</tr>
<tr>
<td></td>
<td>1 per 1 bedroom dwelling</td>
</tr>
<tr>
<td></td>
<td>1.5 per 2 bedroom dwelling</td>
</tr>
<tr>
<td></td>
<td>2 per 3+ bedroom dwelling</td>
</tr>
</tbody>
</table>

3. Row, semi-detached and detached dwellings should provide off-street vehicle parking in accordance with the following rates:

<table>
<thead>
<tr>
<th>Number of bedrooms, or rooms capable of being used as a bedroom</th>
<th>Number of required vehicle parking spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 or 2 bedrooms</td>
<td>1</td>
</tr>
<tr>
<td>3 plus bedrooms</td>
<td>2</td>
</tr>
</tbody>
</table>

4. Tourist accommodation should provide off-street vehicle parking in accordance with the following rates:

<table>
<thead>
<tr>
<th>Minimum number of required vehicle parking spaces</th>
<th>Maximum number of vehicle parking spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 space for every 4 bedrooms up to 100 bedrooms and 1 space for every 5 bedrooms over 100 bedrooms</td>
<td>1 space for every 2 bedrooms up to 100 bedrooms and 1 space for every 4 bedrooms over 100 bedrooms</td>
</tr>
</tbody>
</table>
5  Non-residential development excluding tourist accommodation should provide off-street vehicle parking in accordance with the following rates:

<table>
<thead>
<tr>
<th>Location of development in the zone</th>
<th>Minimum number of required vehicle parking spaces</th>
<th>Maximum number of vehicle parking spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Area/Whole of the <strong>Urban Corridor Zone</strong></td>
<td>3 spaces per 100 square metres of gross leasable floor area</td>
<td>5 spaces per 100 square metres of gross leasable floor area</td>
</tr>
<tr>
<td>Transition Area/Any other area not designated within the <strong>Urban Core Zone</strong> or <strong>Suburban Activity Node Zone</strong></td>
<td>4 spaces per 100 square metres of gross leasable floor area</td>
<td>6 spaces per 100 square metres of gross leasable floor area</td>
</tr>
</tbody>
</table>

*Conversion note: The optional car parking requirements specified here for Transition Areas and those areas not designated may be reduced to be consistent with those specified for the Core provided they are justified by any relevant supporting investigations.*
The following bicycle parking requirements apply to development specifically in **Mixed Use** and **Corridor Zones**. *(Conversion note: These figures are optional and may be varied based on supporting investigations providing the figures do not undermine the intent of the zones):*

1. In residential and mixed use development, the provision of bicycle parking may be reduced in number and shared where the operating hours of commercial activities complement the residential use of the site.

2. Residential and mixed use development, in the form of multi-storey buildings, should provide bicycle parking in accordance with the following rates:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Employee/resident (bicycle parking spaces)</th>
<th>Visitor/shopper (bicycle parking spaces)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential component of multi-storey building/residential flat building</td>
<td>1 for every 4 dwellings</td>
<td>1 for every 10 dwellings</td>
</tr>
<tr>
<td>Office</td>
<td>1 for every 200 square metres of gross leasable floor area</td>
<td>2 plus 1 per 1000 square metres of gross leasable floor area</td>
</tr>
<tr>
<td>Shop</td>
<td>1 for every 300 square metres of gross leasable floor area</td>
<td>1 for every 600 square metres of gross leasable floor area</td>
</tr>
<tr>
<td>Tourist accommodation</td>
<td>1 for every 20 employees</td>
<td>2 for the first 40 rooms plus 1 for every additional 40 rooms</td>
</tr>
<tr>
<td>Component / Aspect / Issue</td>
<td>Guidelines for Development</td>
<td></td>
</tr>
<tr>
<td>---------------------------</td>
<td>-----------------------------</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Table X/X - Historic Conservation Guidelines

<table>
<thead>
<tr>
<th>Component / Aspect / Issue</th>
<th>Guidelines for Development</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Property Address</td>
<td>Description of Contributory item</td>
</tr>
<tr>
<td>------------------</td>
<td>----------------------------------</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table X/X - Contributory Items
### Table X/X - Local Heritage Places

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Description and/or Extent of Listed Place</th>
<th>Lot No. or Part Sec</th>
<th>Plan No</th>
<th>Certificate of Title</th>
<th>Sec 23(4) Criteria</th>
<th>DPLG ID</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Table X/X - State Heritage Places

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Description and/or Extent of Listed Place</th>
<th>Lot No. or Part Sec</th>
<th>Plan No.</th>
<th>Certificate of Title</th>
<th>Sec 16 Criteria</th>
<th>Heritage Branch ID</th>
</tr>
</thead>
</table>

Note: This table is an extract from the South Australian Heritage Register established under Section 13 (1) of the Heritage Places Act 1993. In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.
Mapping Section

Map Reference Tables
Structure Plan Maps
Spatial Extent Maps
Bushfire Risk Maps
Concept Plan Maps

(Conversion Note: remove sub-sections not applicable)
## Map Reference Tables

### Index Maps

<table>
<thead>
<tr>
<th>Map Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council Index Map</td>
</tr>
<tr>
<td>Enlargement Index Map</td>
</tr>
</tbody>
</table>

### Zone Maps

<table>
<thead>
<tr>
<th>Zone Name</th>
<th>Map Numbers</th>
</tr>
</thead>
</table>

### Policy Area Maps

<table>
<thead>
<tr>
<th>Policy Area Name</th>
<th>Map Numbers</th>
</tr>
</thead>
</table>

### Precinct Maps

<table>
<thead>
<tr>
<th>Precinct Name</th>
<th>Map Numbers</th>
</tr>
</thead>
</table>

### Historic Conservation Area Maps

<table>
<thead>
<tr>
<th>Area Name</th>
<th>shown within Overlay Maps - Heritage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Conservation Area</td>
<td></td>
</tr>
</tbody>
</table>

### Overlay Maps

<table>
<thead>
<tr>
<th>Issue</th>
<th>Map Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td></td>
</tr>
<tr>
<td>Transport</td>
<td></td>
</tr>
<tr>
<td>Development Constraints</td>
<td></td>
</tr>
<tr>
<td>Heritage</td>
<td></td>
</tr>
<tr>
<td>Natural Resources</td>
<td></td>
</tr>
<tr>
<td>Affordable Housing</td>
<td></td>
</tr>
<tr>
<td>Noise and Air Emissions</td>
<td></td>
</tr>
<tr>
<td>Issue</td>
<td>Map Numbers</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>-------------</td>
</tr>
<tr>
<td>Strategic Transport Routes</td>
<td></td>
</tr>
</tbody>
</table>

**Bushfire Protection Overlay Maps**

<table>
<thead>
<tr>
<th>Bushfire Map Type</th>
<th>BPA Map Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bushfire Protection – Bushfire Risk</td>
<td></td>
</tr>
</tbody>
</table>

**Structure Plan Maps**

<table>
<thead>
<tr>
<th>Structure Plan Title</th>
<th>Map Numbers</th>
</tr>
</thead>
</table>

**Concept Plan Maps**

<table>
<thead>
<tr>
<th>Concept Plan Title</th>
<th>Map Numbers</th>
</tr>
</thead>
</table>
Spatial Extent Maps
Example Council Index Map

For the purposes of the Development Plan unless otherwise clearly indicated, the property boundaries and boundaries depicted on or intended to be read by the Map Mar1 to Mar15 Indicators shall be construed as conforming in all respects as the case may require to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to any straight line joining the positions defined by survey or by the measurements shown on the said maps against which the said described land division boundaries are shown or otherwise indicated.

Council Index Map

MARION COUNCIL
Example Location Map

Location Map Mar/6

MARION COUNCIL

438
Example Overlay - Development Constraints

Overlay Map Mar/6
DEVELOPMENT CONSTRAINTS
MARION COUNCIL
Example Overlay Map - Heritage

For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.
Example Overlay Map - Natural Resources

Overlay Map King/1
NATURAL RESOURCES

KINGSTON COUNCIL
Example Overlay Map - Affordable Housing

To be updated when available
Example Overlay Map - Noise and Air Emissions

To be updated when available
Example Overlay Map - Strategic Transport Routes

To be updated when available
Example Zone Map

Zone Map Mar/6

Zones:
- Commercial
- Dc: District Centre
- I: Industry
- Lc: Local Centre
- Nc: Neighbourhood Centre
- O: Open Space
- R: Residential
- Zone Boundary
- Development Plan Boundary

MARION COUNCIL
Example Policy Area Map

Policy Area Map Mar/6

MARION COUNCIL
Example Precinct Map

Precinct Map Mar/16

MARION COUNCIL

Precinct
Community Hall/Cave
Railway Hall/Cave
Working Men's Cottage
Working Men's Recreation
Hall/Cave Recreation

Precinct Boundary
Development Zone Boundary
Structure Plan Maps
Example Structure Plan Map

Structure Plan Wh/1
WHYALLA TOWN PLAN STRUCTURE PLAN
WHYALLA COUNCIL
Bushfire Risk BPA Maps
Example Bushfire Protection Area BPA Maps - Bushfire Risk

Bushfire Protection Area
BPA Map KI/4

BUSHFIRE RISK
KANGAROO ISLAND COUNCIL

Legend:
- High Bushfire Risk
- Medium Bushfire Risk
- General Bushfire Risk
- Excluded area from bushfire protection planning provisions
- Development Plan Boundary

Land Not Within a Council Area (Coastal Waters)
Concept Plan Maps